

EXHIBIT A

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way
Santa Cruz, CA 95065

PARK RULES AND REGULATIONS

The **PURPOSES** of the Park Rules and Regulations ("PRR") are to describe: eligibility criteria for becoming a Resident of the Park, certain rights and obligations associated with being a Resident, guidelines regarding the use of Park facilities and common areas by Residents and others, and basic standards of conduct with respect to home maintenance and certain other aspects of every-day living within the Park. Common knowledge of and agreement to the PRR is intended to enhance the enjoyment of the Park by all Residents.

The intended benefits of the PRR are to provide all Residents with a safe living environment, the opportunity for pride of ownership in the Park, and a mechanism for enhancing and maintaining the condition of the Park for the benefit of Residents and the community as a whole. The PRR are meant to be a tool for promoting the enjoyment of a healthy living environment for all Residents of the Park. The Park Owner may amend the PRR, but only after complying with the requirements of Civil Code Section 798.25. Some of the PRR are tied to the California Code of Regulations Title 25, Chapter 2, which includes the Mobile Home Residency Law, and cannot be changed without amendment from the State Legislature.

The Park Owner is vested with all legal rights and authority under landlord tenant law. The Park Owner may elect to contract with a management firm whose responsibilities would include enforcement of the PRR and the Rental Agreement. The staff of such a management firm may include a resident manager/maintenance person. Decisions of the management firm may be appealed to the Park Owner, whose decisions are binding and final on all Residents.

"Park" refers to the Pacific Family Mobile Home Park; "Park Owner" refers to South County Land Corporation ("SCLC"); "Management" refers to The John Stewart Company ("JSC") or other management agent as may be designated in writing by the Park Owner.

The Park is private property. Park Owner and Management reserve the right to refuse admittance to anyone and to prevent trespassing at all times.

All regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2 commencing with section 1000, and the Mobile Home Residency Law (Chapter 2.5 of the California Civil Code, Articles 1-9) are applicable at all times.

Residents and their guests are required to comply with the PRR as well as all state and local laws or regulations governing mobile home parks. The PRR may be amended from time to time and in accordance with applicable laws. Other rules concerning the use of the Park's facilities may

be posted throughout the Park and by this reference are incorporated herein as though set forth in full. Residents and their guests are asked to read and follow the PRR and other posted rules.

Park Owner can be contacted at:

South County Land Corporation
7455 Carmel Street
Gilroy, CA 95020
Phone number (408) 842-9181
Fax number (408) 842-0277

Management can be contacted at:

The John Stewart Company
104 Whispering Pines Drive, Suite 200
Scotts Valley, CA 95066
Phone number (831) 438-5725
Fax number (831) 438-5737

These PRR have been prepared in accordance with the provisions of the Mobile Home Residency Law. If any of these rules are unclear, you should contact Management or the Park Owner for further explanation.

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I. REQUIREMENTS FOR PROSPECTIVE RESIDENTS

Income Eligibility, Occupancy, and Resale Controls. The County of Santa Cruz Redevelopment Agency ("Agency") provided SCLC with a loan to purchase and repair the Park. SCLC is required by the Agency to limit occupancy in the Park to households who qualify as low- and moderate-income. Qualifying income levels are available from SCLC or Management. All prospective residents will be required to submit verification of income eligibility to Management.

Limiting occupancy to low- and moderate-income households will be accomplished by SCLC through certifying income eligibility of new purchasers, and facilitated by the resale controls that restrict the resale price of a mobile home to a level that low- and moderate-income people can afford. This requirement is outlined in the Resale Restriction, which limits the price that a mobile home owner ("Homeowner") is permitted to charge for the resale of his/her mobile home.

II. RESIDENCY AND OCCUPANCY SUMMARY

- (a) **Residency.** Residency in the Park is open to persons of any age. The Park does not discriminate on the basis of race, color, religion, sex, sexual orientation, disability, familial status, national origin or any other reason prohibited by law.

The mobile home is to be used only as the sole residence of those persons approved, in writing, by Management. Only those individuals listed in the Rental Agreement are permitted to occupy the mobile home.

Occupancy of the mobile home is limited to no more than two (2) persons per bedroom in a given mobile home, plus one (1) additional person. For the purpose of the PRR, a bedroom is defined as a room designated as sleeping quarters by the mobile home manufacturer, and shall not include a living room, den, kitchen or eating area.

- (b) **Visitors and Guests.** A guest or visitor may stay in the Park for up to twenty-one (21) consecutive days, or a total of thirty (30) days in a calendar year. If a guest or visitor of a Homeowner stays longer than the allowed number of days, the Homeowner must submit an application to have that person approved and added to the Rental Agreement as a new member of the household. Occupancy of the household may still not exceed the limits specified in paragraph (a) above. Such person will be considered a roommate of the Homeowner. All guests and visitors must comply with the provisions of the PRR. No guest or visitor may remain in the Park without the presence of a host Resident occupying the mobile home on an ongoing basis.

Guests and visitors have no right of tenancy in the Park.

Each Homeowner must acquaint all of his/her guests, visitors and roommates with the conditions of occupancy of the Park, including these PRR. Residents are responsible for

ensuring that guests and visitors comply with the PRR and will be liable for any violations of the PRR by their guests and visitors.

- (c) **Temporary House Sitter.** With SCLC approval, a Resident may allow temporary occupancy of the mobile home for up to two (2) months in a calendar year by a house sitter or caretaker during the Resident's absence from the mobile home. SCLC approval of a house sitter or caretaker will not be unreasonably withheld. The Resident shall provide SCLC with a written authorization for the temporary occupant, including a photo identification of the temporary occupant, and must complete a **House-Sitter Request** form, attached hereto as Exhibit 2, that contains basic identification and emergency information.
- (d) **New Co-Occupant.** An authorized Co-Occupant (Management-approved extended-stay visitor or guest) is not a party to the lease between SCLC and the Homeowner, and is, at all times, the responsibility of the authorized Homeowner and lessee. A Co-Occupant is defined as a permanent resident, but not as a lessee or Homeowner. A Co-Occupant needs to complete a **New Subtenant and Co-Occupant Application**, attached hereto as Exhibit 3, and must pass a criminal background check, and provide landlord references, in order to be approved by Management.
- (e) **Assignment or Subletting.** Subletting is not permitted except as defined in Santa Cruz County Ordinance No. 4105. This ordinance allows temporary rental of a mobile home for no more than one (1) year under certain circumstances as set forth in the ordinance. For further clarification, see Article 6.E of the Rental Agreement. Anyone living in a mobile home without the presence of the registered Homeowner will be considered a subtenant.

Except as set forth above, no Homeowner shall have the right or the power to assign, rent, or sublet his/her mobile home, mobile home space, or any other premises in the Park, other than as specifically provided by law, and as allowed by the Rental Agreement and, provided further, that any such sublease shall be subject to the prior approval of the Park Owner.

Individuals Not On The Rental Agreement

<i>Type</i>	<i>Maximum Stay (Days)</i>	<i>Approval Documentation</i>
<i>Visitor/Guest</i>	<i>21 consecutive days, or 30 calendar days within 1 year</i>	<i>Approval not required. Contact Management with names, dates & relationships</i>
<i>House-sitter</i>	<i>60 days within 1 year</i>	<i>Management approval required. Submit House-Sitter Request form (Exhibit 2)</i>
<i>New Subtenant</i>	<i>Up to 1 year per Santa Cruz County Ordinance</i>	<i>Management approval required. Submit New Subtenant, "Grandfathered" Subtenant, and Co-Occupant Application form (Exhibit 3)</i>

<i>"Grandfathered" Subtenant</i>	<i>Resident Per Term of Rental Agreement with Homeowner (only applies to subtenants residing in Park at time of SCLC's acquisition)</i>	<i>Income Verification and Management Certification (<u>Exhibit 2</u>)</i>
<i>New Co-Occupant</i>	<i>Permanent Resident, but not on lease, nor a Homeowner</i>	<i>Management approval required. Submit New Subtenant, "Grandfathered" Subtenant, and Co-Occupant Application form (<u>Exhibit 3</u>)</i>

III. CHILDREN

The Park is one of the earliest mobile home parks in the County to accept families with children. We are proud of this fact and want children to feel accepted and cared for as an important part of the community. Special care, however, must be taken to ensure that the children are properly supervised, safe, and not disruptive or a burden to other Park Residents. With this in mind, the following rules have been developed:

- (a) Children's outdoor play must be visually supervised so that they do not unreasonably disturb other Residents or damage any property. Parents or legal guardians must know where their children are at all times.
- (b) All Residents with children must have a signed copy of the "Parental Supervision Agreement," attached hereto as Exhibit 1, on file with the office.
- (c) Children under twelve (12) years of age may not be left without an adult supervisor.
- (d) Parents or legal guardians are financially responsible for any property damage or injuries to others caused by their children or by the children of their guests.
- (e) Bike riding, roller skating and roller blading by children is allowed during daylight hours, but only with responsible supervision. All bike riders must wear helmets as required by law. Bike riders are to ride no faster than five (5) miles per hour, and observe all posted traffic signs within the Park.
- (f) Because of noise and safety concerns, plastic-wheeled trikes ("big wheels") and skate boards are not allowed in the Park.

IV. PETS

- (a) **Number of Pets Allowed.** Pets totaling no more than two (2) in number and a combined twenty-five (25) pounds will be permitted, per household, on permanent probationary status, and only upon approval by Management. A Resident wishing to keep pets must submit a completed and executed **Pet Agreement**, attached hereto as Exhibit 4. No fenced-in dog or cat runs will be allowed at any time.

The Title 25, Chapter 2, Article 2, Section 1114 of the Mobile Home Parks and Installations Law (website: <http://www.hcd.ca.gov/codes/mp/mpRegs.html>) stipulates

that dogs, cats and other domestic animals shall not be permitted to run at large in any mobile home park. A pet is defined as an animal or bird that spends its primary existence within the mobile home. Types of pets permitted are small dogs, cats, and small birds (such as parakeets and canaries), fish and other usual pets. Management must approve all pets. Small dogs are defined as those that, at maturity, measure no more than twenty-four (24) inches at the shoulder. Guide dogs, signal dogs and other service dogs, as defined by Civil Code paragraph 54.1, are exempt from the size limitation. All of the following references are available in the Management office.

- (b) **Pet Control.** No pets are allowed out of doors unless on a leash and under the control of the pet owner at all times. Pets are not to invade the privacy of Mobile Home Spaces of other Residents. Pets may not be tied while out of doors.
- (c) **Enclosures.** There are to be NO outside pet houses or pet runs on the Mobile Home Space.
- (d) **Non-Permitted Dog Breeds.** The following breeds of dogs, whether full-bred or mixed-breed, will not be permitted in the Park: pit bull, doberman pinscher, mastiff, rottweiler, presa canario, or other aggressive breeds.
- (e) **Pet Owner's Responsibility.** Pet owners are required to maintain their pets in a humane and decent manner, and are responsible for all behavior of their pets.
- (f) **Pet Clean-Up Responsibility.** Pet owners will pick up and properly dispose of all feces immediately but in any event at least once daily.
- (g) **Animal Noise Control.** Pet owners must ensure that pets will not make excessive noises (such as barking or howling).
- (h) **Guests' Pets.** Guests are not permitted to bring pets into the Park.
- (i) **Replacing Pets.** If a Resident loses the pet described in his/her Pet Agreement, prior written permission must be obtained from Management before replacing the pet.
- (j) **Pet Agreement.** Management approval is required for all pets, and Residents must submit a Pet Agreement with respect to each pet.

V. LOT AND MOBILE HOME MAINTENANCE AND APPEARANCE

- (a) **Exterior Maintenance.** The Resident must maintain the mobile home space, mobile home, and all landscaping structures, improvements, and accessory equipment attached to or placed on the mobile home or space in good condition and repair and in a neat, clean, attractive and well-kept fashion. Trees, shrubs and other landscaping (including those planted by the Park or former residents) may not hang over the lot lines and must be kept trimmed, or removed if necessary, at the expense of the Homeowner.

- (b) **Additions and Alterations.** All Requests for additions and alterations to the mobile home, i.e., cabanas, porches, awnings, storage cabinets, fences, windbreaks, screened rooms, partial driveway enclosures or other structures, including the installation of concrete and pavers, must be reviewed by SCLC and must be approved by SCLC or Management in writing, then submitted to the proper regulatory agency for the necessary permit(s), where required. State permits may be required and Residents are to comply with HCD requirements. Copies of any and all permits must be given to Management prior to the start of any work. The **Mobile Home Alterations and Additions** form, attached hereto as Exhibit 5, must be followed.
- (c) **Repair of Awnings, Awning Supports, and Skirtings.** Damaged awnings, awning supports or skirting must be repaired or replaced within thirty (30) days from the date of damage unless permit processing or contractor or vendor availability delays repair. Written approval by Management, as well as any permits that are necessary, are required prior to beginning repair work. Materials must be coordinated with the mobile home.
- (d) **Utility Pedestals.** Residents are responsible for the utility lines running from their utility island into their mobile homes. All electrical, water, sewer and gas connections must be kept in good condition and in compliance with all State and local laws and regulations. Utility pedestals (water, gas, and electric hookups) must be accessible at all times. If one of the Park's gas or water shut-off valves is located on Resident's Mobile Home Space, it must be kept uncovered and accessible at all times.
- (e) **Interior Malfunction Responsibility.** Any malfunctions inside a mobile home, such as plugged sewer lines, electrical shorts, etc., are the responsibility of the Resident.
- (f) **Exterior Mobile Home Painting.** Painting of mobile homes will be reviewed and approved in writing by Management prior to the commencement of the project.
- (g) **Coach Installation.** If moving in a new coach, the **New Coach Installation Policy/Agreement** form, attached hereto as Exhibit 6, must be executed. Park Owner must approve the size, make, and model of any new coach in writing before it is transported to the Park. Management and the Park Owner must approve replacement coaches brought into the Park. Homeowner must provide pictures, dimensions, year, make, model and any other pertinent information necessary for review and approval by the Park Owner. All replacement coaches must not be over ten (10) years old (or receive a special exemption from the Park Owner in cases where the coach is in exceptionally good condition) and meet all current HCD requirements at the time of installation. No motor coaches are allowed and travel trailers are only allowed in spaces which are too small to accommodate a larger RV or mobile home. All requests and approvals must be in writing.
- (h) **Approval of New Coach Improvements.** All awnings, skirting, steps and decks must be approved by Management and completed within thirty (30) days of installation of any mobile home. No mobile home shall be occupied before completion of installation. Only State-approved and Park Owner-approved awnings are to be erected.

- (i) **State of California Mobile Home Park Regulations.** All regulations contained in Title 25, Chapter 2, Mobile Home Parks and Installations are applicable at all times and may apply to exterior enclosed washers and dryers and water heaters. A copy of Title 25 is available in the Management office and can be found at the following website: <http://www.hcd.ca.gov/codes/mp/mpRegs.html>.
- (j) **Work-Site Rules.** Any loud work performed by Residents or contractors may only be done between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Saturday. Work areas must be kept clean and safe at all times. The street may not be obstructed at any time.
- (k) **Insurance.** Certificates of insurance (liability and workers compensation) must be turned in to the office for any person or company performing work for residents. Residents can obtain short term insurance for specific work.
- (l) **Permits.** Building permits, licenses and other similar permission required by governmental or quasi-government bodies or agencies, including the State of California Department of Housing and Community Development (HCD), must be obtained before construction or installation of certain accessory equipment, structures and appliances, and all equipment, structures and appliances must comply with all federal, state and local laws and ordinances.

VI. MOBILE HOME EXTERIOR

- (a) **Mobile Home Coach Numbers.** A mobile home coach number that reflects at night will be provided by Management and must be installed on the right front of the coach. This is a requirement of the Fire Department, and the Park Owner.
- (b) **Garbage & Recycling.** Garbage must be kept in a proper covered container. Each Mobile Home Space is entitled to one (1) 32-gallon container at Park expense. Residents are also responsible for having large items disposed of. Garbage must be put in the front of the driveway no more than twenty-four (24) hours before pickup, and put away the same day as pickup. Garbage cans must be stored on the Resident's lot and concealed from view if possible when not placed outside on pick-up day.

SCLC encourages recycling. The recycling containers near the community building are for the use of Residents only. No garbage or household trash is allowed in the recycling containers. No hazardous waste, such as oil or batteries, etc., or construction waste materials, may be placed in or around the recycling containers. Cardboard boxes must be broken down and flattened.

- (c) **TV and Radio Antennas.** Satellite dishes or television antennas may not be larger than eighteen (18) inches in diameter or diagonal measurement, and may not be located on the front of the mobile home. Exterior TV antennas, satellite dishes, CB radio antennas, etc. must be in accordance with FCC requirements, and be approved by Management, in writing.

- (d) **Storage Sheds.** Added storage sheds must be approved by Management prior to installation and must meet all requirements of Title 25, Chapter 2, of the Mobile Home Parks and Installations, which includes a setback of at least three (3) feet from the utility pedestal to allow for maintenance and reading of meters. Sheds may not encroach on parking areas. Electric service to the storage shed requires a state permit. Storage sheds must be commercially manufactured of material that is permitted by Title 25, Chapter 2, Article 1, Section 1018. The maintenance requirements for a shed are the same as those required for the mobile home as outlined above.

No storage sheds or other outbuildings, accessory structures, awnings, overhangs, etc. may be used as sleeping areas, temporary or otherwise, by any person at any time. Such use may result in eviction.

- (e) **Clotheslines Prohibited.** No clotheslines will be allowed in the Park.
- (f) **Ensuring Proper Drainage.** The existing drainage patterns and grading of the Mobile Home Space may not be changed. The natural flow and drainage of water must be unimpeded at all times. It is the Resident's responsibility to assist Management in assuring the natural flow and drainage of water on the Mobile Home Space. This requires that Residents not take any action that would impede the natural flow and drainage of water, or assist in the buildup of water.
- (g) **Outdoor Furniture and Equipment.** Patio furniture designed and manufactured for outdoor use, manufactured barbecue equipment, bicycles and children's toys are the only items permitted outside the home.

Nothing may be stored under your mobile home unless specifically permitted by the Rental Agreement or these PRR, or approved in writing by Management. Nothing may be placed or stored outside of the mobile home if it can be seen by neighbors, including, over-stuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter, firewood or any items which are unsightly in appearance. Nothing, including laundry, towels, rugs, or wearing apparel is to be hung outside of the mobile home at any time. Any outdoor patio furniture and barbecues approved for use by Management, which approval will not be unreasonably withheld, may be used on the patio, porch, yard or other portions of the Mobile Home Space.

- (h) **Maintenance.** If a Resident fails to maintain the Mobile Home Space as required under any Park document, he/she will receive written notification from Management. If the Resident fails to comply within fourteen (14) days after such notification, Management will perform the necessary work and bill the Resident for the work.

VII. LANDSCAPING

- (a) Landscaping, fences and base rock shall not be removed, altered, or added without prior written approval from Management.

- (b) **Resident Responsibility.** If approved by Management to add landscaping, fencing, plants, shrubs, etc., a Resident must maintain all such landscaping structures, improvements and accessory equipment attached to or placed on the mobile home or Mobile Home Space in good condition and repair and in a neat, clean, attractive and well-kept fashion. Trees, shrubs and other landscaping (including those planted by the Park or former residents) may not hang over the lot lines and must be kept trimmed, or removed if necessary, at the expense of the Resident.
- (c) Resident shall maintain landscaping in front of his/her space using materials of his/her choice, provided that such materials do not create an eyesore, a potential nuisance, or a problem to adjacent Residents or the utility connections.
- (d) No trees may be planted.
- (e) When a Resident is away from the Park, it is the Resident's responsibility to have someone maintain the Resident's mobile home and Mobile Home Space.
- (f) All plants and shrubs planted on the Mobile Home Space must remain on termination of tenancy. Some removal of plants may be allowed upon request, and approval by Management for such removal shall not be unreasonably withheld.
- (g) **Resident Neglect of Landscaping Maintenance.** If the area around a Resident's mobile home is unsightly or neglected, the Park Owner reserves the right to take over maintenance of the area and bill the Resident for this service following reasonable written notice.

VIII. PARKING

- (a) Each Mobile Home Space has two parking spaces. No vehicle may be parked in a Resident's driveway in a manner that causes it to extend into the street or off the driveway. **NO STREET PARKING IS PERMITTED.** The streets within the Park are narrower than conventional city streets. **The streets within a mobile home park are designated as "Fire Lanes," and as such, are under the jurisdiction of the local fire department.** Therefore, any Resident, visitor, or guest of a Resident whose vehicle is parked on or protruding into the street in violation of these rules or posted signs is subject to having his/her vehicle towed away at the vehicle owner's expense.
- (b) Guest parking is only permitted in the designated guest parking spaces near the Community Center and one more space for a compact vehicle next to Space # 5. Guest parking spaces are only for guests; therefore, Resident vehicles may not be parked in guest parking spaces. Streets and driveways must be kept clear for movement of emergency and all other vehicles at all times, day or night. Additional offsite parking is available on a first come/first serve basis on Commercial Way.

IX. VEHICLES AND SPEED LIMIT

Vehicles must be operated in a safe manner. The Park streets are shared by motor vehicles, pedestrians, bicycles and other means of transportation. Everyone is urged to drive slowly and carefully at all times within the Park. Residents are to drive no faster than five (5) miles per hour. Pedestrians and bicyclists shall be granted the right of way. Residents and their guests must obey all traffic signs. No motor vehicle may be operated within the Park by any person who is not licensed.

X. INOPERATIVE AND/OR NON-"STREET LEGAL" VEHICLES

Inoperative and/or non-"street legal" vehicles of any kind may not be parked or stored in the Park. No overhauling or major repairing of any vehicle will be allowed in the Park. No parking of any vehicle on a Mobile Home Space is allowed other than in driveways. Any car leaking oil or gasoline must be repaired to avoid damage or contamination to the property. No noisy vehicles will be allowed in the Park. No commercial or recreational vehicles, or boats, and no vehicles with two or more rear axles, will be allowed in the Park. All vehicles in the Park must be registered and operable.

XI. LAUNDRY ROOM

The laundry room is located in the Community Center, and will be available at all hours. The door should be locked when not in use. Each Resident will have a key to the laundry room. No clotheslines or drying racks will be allowed around the mobile homes. DO NOT OVERLOAD WASHERS. The automatic coin-operated laundry room is for Resident use only. Please leave washers, dryers, and the laundry room clean and tidy. Remove all clothes from machines as soon as they are finished. No dyeing or tinting is permitted in machines.

XII. GENERAL

- (a) **Noise Control.** Radios, stereos, TVs, etc. are to be kept at low volume at all times and quiet enough not to be heard outside Resident's mobile home after 9:00 p.m. and before 9:00 a.m. Loud mufflers and subwoofers on vehicles, and extended warm-up of engines are prohibited in the Park, as are commercial trucks used as personal transportation. Residents are requested to be considerate about the noise they create.
- (b) **Preservation of Community Safety, and Peace and Quiet.** Noisy parties, public intoxication, or illegal activities anywhere on the premises will NOT be tolerated and will be grounds for eviction.
- (c) **Resident Responsibility for Guests' Conduct.** Residents will be responsible for the conduct of their guests and any damage caused to Park property by their guests.
- (d) **Resident Responsibility for Damages to or from Park, and Mobile Homes.** The Park Owner and Management will not be responsible or liable for any loss, damage or injury of any kind whatsoever to the person or property of any Resident, or any of the

employees, guests, invitees, permittees or licensees of any Resident or any other person whosoever, caused by any use of the Park or Mobile Home Space, or by any defect in improvements erected thereon, or arising from any cause whatsoever, unless resulting from the negligence or willful misconduct of the Park Owner or Management.

- (e) **Dangerous, Violent, and/or Disturbing Activities.** Any action by any person of any nature that may be dangerous or may create a health or safety problem or disturb others is not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. **Persons under the influence of alcohol or any other substance shall not be permitted in any area of the Park that is generally open to Residents and guests.** In addition, no flammable, combustible or explosive fluid, material, chemical or substances may be stored anywhere in the Park, including in a Resident's mobile home, except those items customarily used for normal household purposes, and then only in quantities reasonably necessary for such normal household purposes.
- (f) **Repair Service Requests.** To avoid unnecessary service bills, before calling an electrician, plumber, or other repair person, Residents are to contact Management to confirm the problem is not in the Park utilities. Management will not pay for an electrician or other service person that the Resident hires.
- (g) **Motor Vehicle Washing.** Vehicles may not be washed anywhere on the premises of the Park.
- (h) **Maintenance Requests.** Please report to Management any Park facilities that are not in working order.
- (i) **Unlawful Activities.** No violation of any Federal, State or local law or regulation, or administrative order, will be permitted in the Park at any time. Also prohibited is any violation of any term, condition or other provisions of the Rental Agreement applicable to anyone's residency in the Park.
- (j) **Residents' Complaints.** Except in emergencies, all Resident complaints must be presented to Management in writing.
- (k) **Basic Rule Applicable to All.** Although the PRR cover a variety of different subjects, it is simply impossible for these rules to anticipate every need or situation that will arise. Therefore, the basic rule, which is applicable to all, is that everyone shall conduct themselves in a reasonable manner so as not to unreasonably or adversely affect their neighbors or the ownership or management of the Park. This rule, as well as all of the other rules and regulations, apply to all guests, invitees or any other persons who are in the Park at the invitation, request or with the permission of anyone who lives in the Park.
- (l) **Outdoor Sleeping and Fires.** Sleeping in vehicles, campers, or sheds is prohibited. Open fires, except barbeques, are prohibited.

- (m) **Vendors.** Vendors are allowed in the Park if approved by Management and instructed to refrain from approaching mobile homes, unless invited by the Homeowner or Resident.
- (n) **Recreational Facilities.** The hours and rules for the recreational facilities are posted at the facility. Park facilities are for the exclusive use of Residents and their guests. Guests must be accompanied by the host Resident, and Residents are responsible for their guests at all times. The Community Center may not be used for commercial purposes. All facilities are to be used at Resident's own risk. If a Resident wishes to use the Community Center, the Resident must contact Management to fill out the Community Center reservation form. Reservations will be available on a first come/first serve basis.
- (o) **Registration.** Current copies of HCD or DMV Registrations must be provided to Management each year after a Resident obtains renewal.

XIII. COMMERCIAL BUSINESS

No commercial business should be conducted in the Park by the Residents.

XIV. LOSSES

SCLC or its manager or agents shall not be responsible for lost or stolen property, or for personal injury or property damage sustained in connection with the premises or for any loss due to fire, theft or accident, except as may be required by California law.

I have read the above PRR and understand that, unless they are found unreasonable and enforceable by a court of law, any breach of same by me, a member of my household, or my guest shall be construed to be failure to perform any express condition to the term of my tenancy, and the Park Owner may terminate my tenancy for said breach.

The PRR are for the benefit and enhancement of mobile home living and for the protection and well-being of every Resident. Since guests and roommates are invitees of the Resident, please advise them of the PRR. As a Park Resident, you are responsible for your guests, roommates, and visitors. Failure to comply with the PRR is cause for eviction (see California Civil Code, Title 25, Chapter 5). The PRR may be changed, amended, or added to at any time upon six (6) months notice to Residents, or upon thirty (30) days notice providing there has been approval by a simple majority of the Resident households.

Date	Name of Homeowner (please print)	Signature of Homeowner
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date	Name of Resident (please print) (Anyone 18 years of age or older who is not an owner of the mobile home)	Signature of Resident
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PARK OWNER
South County Land Corporation

By: The John Stewart Company, Property Management Agent

Name	Title	Date
_____	_____	_____

EXHIBIT 1

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way
Santa Cruz, CA 95065

PARENTAL SUPERVISION AGREEMENT

1. All children shall adhere to the rules and regulations of the Park.
2. Parents or legal guardians are financially responsible for any property damage or injury to others caused by their children.
3. Children twelve (12) years of age and under shall be supervised at all times by their parents, legal guardians, or a child care provider eighteen (18) years of age or order.
4. Children shall not play in or around the laundry building and automobiles in the Park.
5. Children may not play in the spaces of other members unless they are invited to do so and are properly supervised (See Item #3).
6. Throwing of any projectiles or objects, with the exception of "nerf" balls and toys made of soft foam, is prohibited in the Park.
7. Bicycle riding, roller skating and rollerblading are permitted in the park during daylight hours only. All bicycle riders under eighteen (18) years of age must wear helmets. The Park speed limit of five (5) mph applies to skaters and bicycle riders.
8. Because of safety and noise concerns, no skateboards or three wheeled plastic "big wheels" are permitted.
9. Parents and legal guardians whose children are left unattended or unsupervised may be reported to local Child Protection Services.
10. Parents and legal guardians are responsible for any damages to property or injuries to their children or others.
11. Parents or legal guardians agree to hold harmless SCLC and Management for any damages or injuries caused by or suffered by their children or their guests.

Print Name of Head of Household

Date

Signature

Space #

EXHIBIT 2

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way
Santa Cruz, CA 95065

HOUSE-SITTER REQUEST

Name of Coach Owner: _____

Space #: _____

I wish to have a house sitter occupy my home for the following reason(s):

1. _____
2. _____
3. _____

Period of time: From: _____ To: _____

The following information regarding the house sitter will be required by Management:

List all individuals who will temporarily reside in the unit:

- | Names | Identification Type and Number
(<u>picture ID</u> , such as CA Driver License
or CA ID – is required) |
|----------|--------------------------------------------------------------------------------------------------------------|
| 1. _____ | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |

Car Identification:

- | | | | |
|----------|-------|-------|-----------------|
| 1. _____ | _____ | _____ | _____ |
| Make | Model | Color | License Plate # |
| 2. _____ | _____ | _____ | _____ |
| Make | Model | Color | License Plate # |

During my absence, I can be reached at:

_____	_____	_____
Address	Zip Code	Phone Number

Management may send notices addressed to me at:

_____	_____	_____
Address	Zip Code	Phone Number

During my absence, do not accept Rent from occupant because I will remit rent.

Note: Management may request additional information based on any regulatory or statutory requirements specific to this property.

I understand that any agreement I may have with the house sitter does not in any way affect the Rental Agreement I have with the Park Owner/SCLC. I understand that the occupants are all required to know and abide by all rules of the Park. I understand that I am responsible for the actions of the occupants and agree to reimburse the Park Owner/SCLC for any expenses or damages caused by the occupants.

Signature

Coach Owner: Print Name

Signature

Date

Management:

Your request for a house sitter has been approved. _____

Your request for a house sitter has NOT been approved. _____

Reason(s): _____

EXHIBIT 3

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way
Santa Cruz, CA 95065

New Subtenant ("Grandfathered" Homes) and Co-Occupant Application

Each new Subtenant and Co-Occupant must complete a separate application form* for
Unit # _____.

* A check in the amount of \$37.00 must be included with this application for a non-refundable
background check fee. Background check fees are subject to change.

APPLICANT:

Last Name First Name Middle Initial Jr., Sr., etc.

Soc. Sec. No.: _____ DOB: _____

Driver's Lic#: _____ State: _____

RENTAL HISTORY:

Present Address: _____ City _____ State _____ Zip _____

Current Phone #: home _____ work _____ alternate _____

Length of residence _____ monthly rent (your portion if shared) \$ _____

Landlord/Agent (name) _____ (address) _____ (phone) _____

Previous Address: _____ City _____ State _____ Zip _____

Length of residence _____ monthly rent (your portion if shared) \$ _____

Landlord/Agent (name) _____ (address) _____ (phone) _____

Have you ever been party to an eviction? ☐ Yes ☐ No

Have you ever filed for bankruptcy? ☐ Yes ☐ No

Have you ever willfully and intentionally refused to pay rent when due? ☐ Yes ☐ No

Have you ever been convicted of the illegal manufacturing or distribution of a controlled
substance? ☐ Yes ☐ No

Do you have any pets? ☐ Yes ☐ No If yes, what kind/size? _____

PERSONAL REFERENCES:

(Name) _____
(Address) _____
(Phone) _____

(Name) _____
(Address) _____
(Phone) _____

NEAREST RELATIVE:

(Name) _____
(Address) _____
(Phone) _____

I declare that all information given in this application is true and correct. I authorize The John Stewart Company to verify and obtain complete consumer history, criminal background and motor vehicle reports and supply information obtained to their client, SCLC. This information is privileged to The John Stewart Company and SCLC only. This information is not available to Park Residents or any person or agency beyond the scope of SCLC or Management without a court ordered subpoena. This information may be re-verified at any point during the lease term or during any legal proceedings following lease termination.

Date: _____, 20____ Signed: _____
(Applicant)

Professionally Managed by The John Stewart Company

EXHIBIT 4

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way
Santa Cruz, CA 95065

PET AGREEMENT

In accordance with the Park Rules and Regulations, Resident may keep two (2) domesticated small dogs or cats, or small birds, or fish in an aquarium as a pet, subject to Management's prior written approval and the execution of this Pet Agreement. The approved pet must be registered with Management prior to entering the Park.

Resident understands and agrees that the pet identified by description in this Agreement and by the attached photograph, is the only pet allowed at Space # ____.

I HAVE READ THE RULES AND REGULATIONS CONCERNING PETS AND AGREE TO ABIDE BY THE TERMS AND PROVISIONS THEREOF. I UNDERSTAND THAT VIOLATION OF ANY OF THESE CONDITIONS IS CAUSE FOR REVOKING PERMISSION TO KEEP THE PET AND MAY BE GROUNDS FOR TERMINATION OF MY TENANCY.

Date

Resident

Date

Resident

Date

Resident

Permission is given to _____ to keep the pet described on page 2 of this Pet Agreement at _____, CA.

Date

Manager

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way

Santa Cruz, CA 95065

PET AGREEMENT

PET'S NAME: _____ AGE: _____

TYPE OF ANIMAL: _____ COLOR: _____

DISTINGUISHING MARKS: _____

ATTACHED PHOTO TAKEN BY: _____

Name & Position

Date

- 4.1 Management may request additional information or changes.
 - 4.2 Management may deny your request if it does not conform to HCD regulations or Park documents or rules.
 - 4.3 Management may approve your request, with or without modifications.
5. If Management approves your request, you then must submit your forms to HCD for its approval. *Be sure your forms are complete and accurate and that you have all the documentation required.*
6. Once you begin construction, you must complete the work using the materials, colors, dimensions, etc. as per your application. Any changes will require the same approval process.

Sample:

Requested By:

Owner Name (Print): _____

Owner Signature: _____

Space #: _____ Date: _____

Specific Request (please describe completely and submit all drawings, samples, colors, etc.):

Response to Homeowner:

Your request for an alteration, addition or new coach has been approved: _____

Your request for an alteration, addition, or new coach has **NOT** been approved: _____
 For the following reason(s):

SCLC:

Name: _____
 Signature: _____
 Date: _____

MANAGEMENT:

Name: _____
 Signature: _____
 Date: _____

EXHIBIT 6

PACIFIC FAMILY MOBILE HOME PARK

1730 Commercial Way
Santa Cruz, CA 95065

NEW COACH INSTALLATION POLICY/AGREEMENT

The following agreement, regarding the removal of an old coach and/or the installation of a new coach, is designed to ensure that the task is in compliance with approved plans and permits, as may be required by HCD, and causes minimum disruption to Park Residents.

In order to ensure that the guidelines will be followed, the owner of the mobile home and the contractor, when and if required, in charge of the new coach installation **MUST SIGN** this agreement, pledging to comply with all rules detailed below. Applications for a permit from HCD will not be signed by a Park representative until this agreement is signed and on record with SCLC.

1. Park Owner's approval of your application to install a new coach applies only to the new home and does not include any accessory structure, sidewalks, paving, awnings, landscaping or any other changes/additions to the lot. Park approval must be obtained for any and all of these items by submitting sketches with appropriate measurements and specifications on a separate basis.
2. Workers must park their vehicles in the driveway of the installation site or in guest parking (driveways of Residents must not be blocked). A Park representative must approve any other parking arrangement on the property in writing. Any vehicle that is not in compliance with this rule will be towed away at the owner's expense.
3. The contractor in charge of the installation is responsible for removing trash and debris from the installation site. All trash and debris will be picked up and contained on a daily basis so it will not spread to the yards of other Residents. This includes aluminum cans, food wrappers, lunch bags, etc. Workers at the installation site may not use any trash containers furnished by the Park.
4. Loud music, abusive language or any other unnecessary noise that can be heard by surrounding Residents will not be tolerated.
5. Pets may not accompany workers to the Park.
6. Work hours in the park are from 8:00 a.m. to 6:00 p.m., Monday through Saturday. Tools and equipment may be loaded or unloaded from vehicles thirty (30) minutes before and thirty (30) minutes after the specified work hours.
7. The mobile home owner or contractor will notify a Park representative at least twelve (12) hours before the removal of an old mobile home or the delivery of a new mobile home. A Park representative must be present at the time a new mobile home is delivered to ensure that everything is in compliance with the approved plans. A Park representative must have

advance notification of any scheduled inspections by HCD so that he/she may be present to answer any questions regarding the Park.

8. The installation site must be kept safe at all times. No tools, equipment, debris, or any other potentially dangerous situation will be left unattended at any time unless it can be contained in a safe manner.
9. A Park representative will conduct daily inspections of the installation site. A copy of the approved plans and permits must be kept on the installation site at all times.
10. Any matter in relation to new mobile home construction not covered in this agreement or other documents issued by the Park may be ruled upon by the Park manager, Park Owner, or other Park representative, whose decision will be final.

A written warning will be issued to both the mobile home owner and the contractor in charge of the installation for any infraction of these rules. Failure to comply with the written warning will result in either a "stop work" order from the Park or legal action, if necessary. In the event of a dispute, legal fees will be paid by the non-prevailing party.

We have read and agree to comply with the rules listed above.

Mobile Home Owner

Date

Contractor

Date

Park Representative, Title

Date