

OAKTREE TERRACE RULES AND REGULATIONS

GENERAL:

The following is the framework of the rules under which the residents of OAKTREE TERRACE will be living. Any deviation from the regulations must be approved by management before any action is taken.

While it is not our intention to curtail the visiting of nieces, nephews, grandchildren and others, we expect your guests to respect the rights of the residents of the park.

One family only is permitted in permanent residence. Should you have guests staying with you for a period of longer than one week, please notify management in advance.

Peddling, soliciting or commercial ventures are not permitted except as authorized by or arranged thru management.

Residents are permitted to sell their own home; however, all perspective owners must be interviewed and approved by management before possession. Any resident wishing to sell their home must notify management. The use of "FOR SALE" signs in the park is restricted to window signs only unless approved by management. See management prior to putting up any sign. Management must be informed at the time you put your home up for sale. If you are selling thru an agent you must check to see if the agent is approved to sell in the park.

If you are going away on vacation please notify one or more of your neighbors. Also leave a key and phone number with management so that you can be reached in case of emergency.

Should any problems with water or sewer develop within the park please inform management IMMEDIATELY!

Plans for additions to your home must be submitted to management for approval prior to beginning construction. (Management reserves the right to have unapproved construction removed from the park at the tenants expense.)

Staining of skirting, desks, sheds etc. must be done with an approved colour of stain. This work must be completed within sixty (60) days of possession.

Subletting of mobile home is **not permitted**.

FINANCIAL:

Rent is due and payable **in advance** on the 1st day of each month. Residents are required to have on deposit with management **post-dated cheques** covering the Rent thru December of each year. We have found this a convenient method for both the tenant and the landlord.

The charge on returned cheques due to non-sufficient funds is **\$50.00**. If your cheque is returned, Violet requires that Rent (plus NSF fee) is paid to her in CASH. If cheques being returned due to N.S.F. become problematic a \$2.00/day late fee will also be added, until paid in FULL.

Residents wishing to terminate tenancy must give at least 30 days notice to management by registered mail. There will be no refund of rent for portions of a month should a resident wish to terminate their tenancy on any day than the last day of the month.

OAKTREE TERRACE RULES AND REGULATIONS

A minimum of six months notice of a rent increase will be given by management. Space rent includes water, sewage disposal, and garbage collection. Water is included in site rent but, please do not over use water or you will force park management to bill offenders separately.

Hydro, phone and cable are resident's responsibility.

Residents are responsible for any damage to common property which is caused by neglect, abuse, or misuse on the part of the resident or their guests.

SITES:

Your space number is _____. Current rent for this space is \$450.00 per month.

It is the resident's responsibility to keep his or her space neat, clean and well maintained. Management encourages you to plant gardens and use your landscaping creativity. As our services are underground it is imperative that residents check with management prior to digging holes or planting shrubs.

If management deems it necessary to cut your lawn, that charge to you will be \$50.00 per mowing.

No unlicensed vehicles are to be parked or stored within park boundaries. Mechanical work on vehicles is discouraged. Tearing down of vehicles is prohibited.

Motor oil, gasoline etc, may damage the blacktop surface of the driveway. **ANY REPAIRS REQUIRED WILL BE BILLED TO THE TENANT.**

Motorcycles and/or two wheeled motorized vehicles are restricted to use outside of the park boundaries. These vehicles are allowed in the park for storage only and must be walked to the nearest public roadway before motors may be started. Violation of this regulation will result in violators being asked to dispose of such vehicles. If violators are visitors, they will be informed they are not welcome in the park with their vehicle.

If residents find it necessary to vacate their premises, sites must be left in good, clean order and all "in ground" vegetation shall become property of the park. A minimum of (30) thirty days notice from the first of the month is required.

No antennas or permanent style clotheslines are permitted. Umbrella style clotheslines are permitted but must be stored when not in use.

Semi-permanent outdoor structures and fences are permitted only when approved by management.

Paved parking is provided for **two** vehicles per site. Should you require additional space please contact management and arrangements will be made when possible. The cost of providing such additional parking will be the responsibility of the resident and will be billed direct to you by that company.

We regret that we cannot allow guests to park along the interior roadway or grassed areas. Any vehicles so parked will be towed away at the owner's expense.

Should you need work done to your home or on your site it would be advisable to check with management regarding qualified personnel.

OAKTREE TERRACE RULES AND REGULATIONS

It is recommended each resident use the container provided by our service company – Alpine. Garbage pickup day is Monday. Please arrange to have your garbage at the road edge for pick up. However, bags may be used as long as any messes resulting from use of bags are cleaned up by the tenant. Please put all your grass clippings in your garbage. Also make sure each bag is not excessively heavy.

Paid garbage pickup is limited to **the one container provided, per week**. Pick up of any additional garbage will be charged to you.

All water connections must be wrapped with heat tape prior to November 1st. Water may not be left running in order to avoid freezing.

Management reserves the right of trespass as is necessary to repair or replace park service and for placement or removal of homes in the Park. In these instances, any damage to your landscaping will be repaired as promptly as possible.

All residents are required to have comprehensive insurance coverage on their home.

PETS:

Pets are restricted in the park and are limited to pets owned, viewed and approved prior to possession. NO NEW PETS ARE ALLOWED.

Each space is permitted smaller pet(s). Management shall be the sole judge of what constitutes a smaller pet.

When pets are out of their home, all pets must be on a leash at all times. Pets are not to remain out of the doors while owner is at work. No kennels, cages or runs are permitted in the park. Fencing of an entire rear yard will be considered for a family with pets provided all other portions of the section of the rules are adhered to.

If your pet (cat or dog) is found running loose in the park it will be turned over to S.P.C.A.

CONDUCT:

Please respect the rights of adjacent property owners. The fields along the park boundary are private property and should not be trespassed on. Violators will be reported to the appropriate authorities and legal action will be taken.

Please respect the rights of all residents.

The Park speed limit is 15 kmh. If management receives complaints about residents or guests speeding, it will be necessary to install “speed bumps” throughout the park.

House parties must be controlled so as not to disturb neighbors. Everyone must respect the rights of all park tenants. ALL PARTY ACTIVITIES MUST BE CONFINED TO THE INTERIOR OF YOUR HOME AFTER 10:00 PM AND STEREO SYSTEMS SHOULD BE HELD TO A NOISE LEVEL WHICH CANNOT BE READILY HEARD BEYOND 15 feet FROM YOUR HOME.

There is an anti-noise bylaw in effect in this district. Copies can be obtained from the C.R.D. Violators will be given written notice of this breach of rules. Continued violation will result in eviction.

OAKTREE TERRACE RULES AND REGULATIONS

Management is not responsible for damage, injury or loss by accident, theft, fire or Act of God to either the property or person of residents or their guests. This will be considered full notification that you are using Park property and/or equipment at your own risk. Residents will be held liable for any and all damage caused by them or their guests and the resident assume all such responsibility.

Recreational Vehicle and boat storage:

No storage on individual sites is allowed unless acceptable method of screening is submitted to and approved by park management.

WELCOME AND HAVE A CAREFREE LIFESTYLE HERE.

HAPPY LIVING UN YOUR NEW HOME!