Beach Creek Mobile Home Park

3633 Patrick’s Point Drive

Trinidad, CA  95570

**Residency Guidelines and Community Procedures**

It is the desire of the management to operate a clean and efficient park.  Everyone wants his/her mobile home and the homes of their neighbors to be neat and attractive, therefore, for the benefit and protection of all, and to avoid any misunderstandings, the following rules and regulations are listed.  Management reserves the right to supplement and amend the following according to State law.

1.  **ARCHITECTURAL CONTROL**: All mobile homes will be subject to architectural
    approval of the manager and/or owners prior to resident acceptance.  New designs,
    materials and architectural concepts are encouraged.

2.  **RENTS**: All rents are payable monthly on the 1st and must be paid no later than the
    5th of the month.  If not paid by the 5th, a 10% surcharge will be added.
    Management must be given a 30-day notice of departure, or rent will be charged for
    the period less than 30 days.  No mobile home may be removed from the park until

 all charges set forth herein are paid.

3.  **UTILITIES**: Each unit has its own electrical and gas meter.  Residents must
    individually set up accounts with utility provider.  Water is included in the monthly
    space rental.  Telephone service can be ordered through AT&T.  No personal
    telephone service will be provided by the park management.

4.  **GARBAGE**: One 33-gallon garbage can is permitted weekly.  Garbage cans should
    be at the front of mobile homes on Friday mornings.

5.  **HITCHES AND TONGUES**: All hitches and tongues will be removed or skirted to
    prevent any unnecessary accidents.  New coaches should be ordered with removable
    tongues and hitches.

6.  **SKIRTING AND AWNINGS**: Complete skirting of mobile home is required within

 sixty days of occupancy.  Skirting must match as much as possible the exterior

 siding of the mobile home.  Only skirting and awnings approved by the manager and

 California Housing Authority prior to installing will be allowed.

7.  **LANDSCAPE**: The full front yard setback area must be planted in living green
    landscape.  Rock, bark or ground cover of any type will also be acceptable.
    Resident will maintain lawn, flowers and shrubs at all times.  No tree removal or
    trimming is allowed without management approval.

8.  **MOBILE HOME MAINTENANCE**: The exterior of the mobile must be kept clean and
    in neat appearing condition.  All electrical, water, sewer and gas connections must be
    kept in good, safe and leak-proof condition at all times, and in compliance with all
    State and Municipal laws.  Report any park facility out of order to the management.
    Any additions to mobile homes (porches, screen rooms, cabanas, etc.) must be
    approved by management and then submitted to the proper building department for
    permit.  (California Housing Authority, Division of Highways, Eureka)

9.  **LOT MAINTENANCE**: All spaces must remain under the direct control of
    management.  Residents shall maintain their spaces in a clean, well-kept and
    attractive fashion including the front, sides and backs.  If a space is neglected,
    management reserves the right to take over its care and bill the resident for these
    services, at the current landscaping rate of $30.00 per hour.  All trash, debris, boxes,
    barrels, brooms, ladders, etc., must be out of sight.  Do not use unsightly cans or
    pails for flowered pots.  When space is vacated, all holes must be filled in and
    leveled.

10.  **LOT USAGE**: No towels, rugs, apparel or laundry of any description may be
      hung outside the mobile home at any time.  Unsightly vehicles shall not be permitted
      in the park on mobile home spaces.  No major mechanical work can be done on
      space.  No permanent parking of travel trailers, detached campers or boats in
      driveways.  All storage cabinets are to be made of wood.  Storage under the mobile
      home is not allowed.  No appliances are allowed outside of the mobile home.  Patio
      furniture and barbecue equipment on the deck and a storage cabinet on the carport
      side, are the only items permitted outside of mobile homes.  No antennas, towers,
      poles or any structure to be used for the purpose of receiving radio, television or
      related signals, with the exception of equipment installed by a duly licensed cable
      television franchise or its successors or assigns, shall be installed, affixed, mounted
      or constructed on the project site so as to be visible to the public view.

11. **GUESTS**: Guests staying more than 20 nights will be charged for at a rate of $5.00
      each, per day (immediate family is exempted).  No daily or nightly babysitting

 service will be allowed.  Visiting children must be supervised and accompanied by

 an adult resident at all times while in the park.  Be sure they read the rules and

 regulations to avoid any embarrassment or misunderstanding.

12. **PETS**: Pets will be accepted at the sole discretion and judgment of park
     management.  No acquisition or replacement of pets will be allowed without prior
     written approval of management.  Noisy or unruly pets, or those that cause
     complaints, will not be allowed to remain.  Please inform visitors not to bring pets.
     Pets must be kept on the owner’s lot except they may be walked in the streets and a
     bag should be carried to pick up after them.  Pets are not to invade the privacy of
     another resident and must be on a leash at all times.

13.  **VEHICLES**: Speed limit for all vehicles is 10 miles per hour.  No parking on streets
      or vacant lots is permitted.  Parking on lawn is not permitted.

14.  **CONDUCT**: No loud talking, radio, television or other noises between the hours of
      10:00 pm and 8:00 am are allowed.  Please keep radios and television sound low at
      all times so you will not annoy neighbors.  Disturbing noises, parties, intoxication or
      misconduct will not be tolerated.  No noisy motorcycles, scooters or cars are
      permitted.  No soliciting or peddling permitted without permission from management.
      No private enterprises or businesses may be conducted within the park by
      residents.

15. **SUBLETTING AND SALE**: WILL NOT be allowed without prior written approval

 from management.  Prospective buyers or occupants in your absence must submit

 an application for residency to management.  No transfer of occupancy or sale will

 be allowed until such approval is obtained.  No posting of FOR SALE signs on

 mobile homes or automobiles is permitted in the park.

16. **FENCES**: No fencing will be permitted without manager’s approval.  Any holes will

 be inspected and approved by management to avoid damaging underground

 utilities.

**Receipt of Park Rules and Regulations and Applicable Law**: Resident(s) hereby acknowledges receipt of the Park Rules and Regulations and a copy of the California Civil Code provisions entitled “Mobile Residency Law.”  Park reserves the right to amend these Rules and Regulations from time to time pursuant to the provisions of the Civil Code.

**Execution and Acknowledgement**: Resident(s) acknowledges having read the Park Rules and Regulations and agrees to be bound by all the terms and conditions herein contained.

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Management                                                                                Date

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Resident                                                                                      Date

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Resident                                                                                      Date

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Resident                                                                                      Date