



# Mobile Home Park Rules and Regulations

3561 Carrington Rd, Westbank, BC V4T 3L8 Bus: 250 768 2411 Fax: 250 768 2477

## Golden Homes, Pineridge Estates & Pinevilla Estates

In order to ensure the safe and enjoyable residency of our tenants, the following Rules and Regulations have been established. The owners of (the 'Park'), Golden Homes MHP, Pineridge Estates MHP and Pinevilla Estates MHP, reserve the right to modify and amend the following Rules and Regulations as they deem fit.

### DEFINITIONS

**Park Owner** – means Ronald M Derrickson or agent, dba RMD Group the owner and landlord of the Park.

**Tenant** – means an occupant of the Park and owner of the mobile.

### TENANT INFORMATION

MHP: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Possession Date: \_\_\_\_\_ Monthly Pad Fee: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_

Renter (if applicable): \_\_\_\_\_

**NOTE: All Rules and Regulations are equally applicable to renters when the owner of the mobile does not live in the mobile.**

### RULES & REGULATIONS

1. All tenants shall be offered this form prior to occupancy.

#### Residents

2. Any mobile home in the Park shall not be sublet without the written approval of the Park Owner. In the event that a sublease is permitted, the mobile home may only be rented to one



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family and/or individual. Before they can take possession of the mobile home, the prospective renters must be approved by the Park Owner in writing. If a mobile is approved to be sublet, the owner of the mobile is still responsible to pay the monthly pad rental along with any other fees.

3. All renters in the Park must be given a Residential Tenancy Agreement prior to sub-leasing the home. This agreement **MUST** be completed and given back to RMD Group prior to the Tenant moving in. It is the responsibility of the owner to inform the prospective Tenant to contact RMD Group to set up an appointment accordingly.

### **Sale of Mobile Home**

4. Any mobile home owner who decides to sell their home must first provide the Park Owner with written notification of their intention to sell. Park residents are permitted to sell their home or transfer title thereto, and are permitted to display a 'For Sale' sign that is no larger than 2 feet x 2 feet. No other sign may be displayed on the property. The message on the sign shall be limited to 'For Sale' 'By Owner' or contain the name and telephone number of the Real Estate Broker. No other messages shall be permitted. The sign may not contain wording relating to the purchase price and it must adhere to the rules of the Real Estate Commission.

**Any person making a purchase offer must complete an Application for Tenancy and be approved by RMD Group prior to the sale of the mobile home. The purchaser or new owner of the mobile home must qualify as a Tenant under Park Rules and Regulations.**

If the mobile home is to remain on the pad, the Park owner must first approve the prospective buyer and go over the Rules and Regulations with the new Tenant. If this procedure is not followed, the mobile home must be removed from the Park when sold and the mobile owner must clear the lot of all debris at their expense. No person shall have an ownership interest in more than two (2) units in the Park. For the purpose of this rule, the spouse of a homeowner shall also be considered the homeowner.

5. Prior to the closing sale of your home RMD Group *must* be contacted in order to conduct an inspection of your lot and home to ensure it meets the standards of the park. The sale of the home is dependent upon approval of the new tenant and the condition of the lot. It is the sole responsibility of the mobile owner(s) to abide by the rules and regulations and maintain the property.
  - i) Skirting has been upgraded to vinyl, or it will be required within three (3) months of a sale;
  - ii) Lot is free and clear of unnecessary debris, garbage, pine needles, and yard clippings;
  - iii) Pine needles are cleaned off of the roof (fire hazard);
  - iv) Fence is within property restrictions and is not encroaching on neighboring lots;



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- v) All stairs leading to your home must have proper hand rails installed.
- 6. Property lines vary from lot to lot. Please contact Property Management to discuss prior to the purchase or sale of the mobile home if it is unclear. Previous agreements made between neighboring lots will be grandfathered in with the sale of either home. Each lot is rented as is where is, and any changes are to be approved by Property Management/RMD Group representative.

### **Landscaping, Fencing & Retaining Walls**

- 7. Each Tenant is responsible for supplying all labour and materials for work done on their lots. All major landscaping projects are to be approved by Property Management before commencing and must be completed in a specified amount of time agreed upon, and is at the discretion of Property Management.
- 8. Fencing your lot is permitted *only* with Park approval. All fencing must be chain link, no higher than five (5) feet and must not exceed the front of the mobile home. Tenants shall obtain the approval of the Park Owner prior to erecting or replacing *any* fence. Property Management and the maintenance crew will plot out where the fence is to be built if there is not already one in place. Repairs and proper upkeep of the condition of your fence is also expected.
- 9. Tenants who live in the upper lots are solely responsible for installing and maintaining any and all retaining walls and embankments. All maintenance and installation of the retaining walls and embankments must be approved by the Property Management.
- 10. Maintenance and improvements may not exceed the allotted time decided upon by property management, which is solely at the Park Owner's discretion. All projects, renovations, and improvements will be completed in a timely manner.

### **Notice of Eviction**

- 11. The Park owner may evict a Tenant for any of the following:
  - i) Non-payment of rent;
  - ii) Conviction of a federal or state law or local ordinance, which violation may be deemed by the Park Owner to be detrimental to the health, safety or welfare of other residents of the Park;
  - iii) Violation of any Park Rule or Regulation, or the Rental Agreement;
  - iv) A change in the zoning or use of land comprising the Park, or any portion thereof;



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- v) Failure of the purchaser of a mobile home situated in the Park to be qualified and obtain the approval to become a Tenant of the Park, such approval being required by the Rules and Regulations herein.
- 12. Any act which endangers the life, health, safety, property or quiet enjoyment of the Park or its occupants is in violation of these Rules and Regulations, and shall be grounds for eviction under Westbank First Nations Law.
- 13. Failure to comply with the provisions of the Mobile Home Rules and Regulations shall be grounds for eviction.

### Landlord Access

- 14. The Park Owner shall have the right but not obligation to access any Tenant's mobile home in the event of an emergency or to prevent imminent danger to the occupant or the mobile home. The Park Owner shall have the right but not obligation of entry onto the lot at any and all reasonable times for the purposes of repair and replacement of utilities, the removal of trees, as necessary and any other maintenance or management tasks.
- 15. The rights of the Park Owner and failure of the Park Owner to exercise any such right shall not operate to forfeit any other rights of the Park Owner. No waiver by the Park Owner of any Rule or Regulation shall be deemed to constitute or imply a further waiver of that or any other Rule or Regulation.

### Pets

- 16. All dogs are welcome in our Parks, but, must have park approval to reside in the Park.
  - i) Park Management MUST first meet and approve your dog before entering into the park.
  - ii) You must complete our dog application form. \*No vicious or dangerous dogs allowed in the Park.
  - iii) All dogs MUST have a dog license issued from Westbank First Nations and submitted to Park Management upon approval.
  - iv) Owners are responsible for license renewal on an annual basis (January 4<sup>th</sup>) and must submit the new dog license to the Park Owner. If your dog is NOT licensed, the owner will be fined \$100 and reported to Westbank First Nations.
  - v) Each Tenant is allowed one (1) dog per household, effective November 1, 2010. Dogs must be kept under control at all times and barking must be kept to a minimum. The pet shall only be allowed on the Tenant's property or in the designated pet areas within the



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park. The Tenant shall accept full responsibility for any and all damages to the Lot and the Park which are caused by the pet or by keeping the pet on the premises. The Tenant shall keep their Lot and any and all of the Park Owner's property free of pet droppings and shall remove and adequately dispose of all pet droppings in such a manner as to keep the premises in a clean and healthy state.

- vi) No dogs shall be left unattended for more than twelve hours. We have zero tolerance for animal negligence and cruelty.
- vii) The Tenant understands that the Landlord, at its sole discretion, reserves the right to prosecute any Tenant whose animal may have caused injury or death to any other Tenant, visitor or RMD Group employee within the Park.

\*Vicious and dangerous dogs are considered to be dogs that have a tendency to attack without being provoked, or otherwise endanger, people or other domestic animals. Management has the right to deem any dog in the park as unsafe.

### **Pad Rental & Fees**

- 17. All rent and maintenance fees are due and payable monthly. Please make sure all cheques are clearly marked with your name and lot number to ensure credit of your payment. All cheques are to be made payable to the Park in which you reside. All such payments shall be made on the first (1<sup>st</sup>) day of each such payment period. A twenty dollar (\$20.00) penalty fee per day shall be assessed if the amounts due are not paid within one (1) day of the due date. A thirty-five dollar fee (\$35) will be charged to the Tenant if a cheque is returned. Rental fees and maintenance fees are subject to change following the residential tenancy guidelines.
- 18. Payment of fees, charges and other assessments shall be made at the Park office or otherwise set out by the Owner. Our office is located at 3561 Carrington Road Westbank, BC V4T 3L8. Our phone number is 250.768.2411.
- 19. All charges and financial obligations must be paid at the Park office before a mobile home can be sold or removed from the Park.

### **Speed Limit**

- 20. The speed limit in the Park is 15 km/hr for all vehicles. Pedestrians have the right of way. All vehicles and bicycles in the Park must follow the BC Department of Motor Vehicle's rules.



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### Decorations

21. Any external decorations placed on the mobile home must not be too large and must not interfere with other Tenants' right to peaceful enjoyment of the Park. Seasonal decorations (Easter, Halloween, Christmas and those alike) must be taken down within 3 weeks of the celebration, including Christmas lights.

### Care and Use of Premises

22. All lawns must be seeded or sodded. Tenants are responsible for ensuring that their lot is free of weeds, insects and other pests. Weeds must be kept under control and can be bagged in clear plastic bags at the end of the driveway for a weekly pick-up by Park Management. All trees must be trimmed to prevent branches from infringing on other lots or causing any obstructions in the Park. Tenants must receive park approval prior to planting or removing any trees or shrubs on the property. Tenants are solely responsible for the upkeep of the lot including any and all trees etc on that lot.
23. Tenants are responsible for the overall appearance of the mobile home site. All mobile numbers must be visible from the road. The premises shall also be kept in an orderly, neat and clean condition and shall be free of litter and clutter. The mobile and driveway should be washed and painted as necessary. All paint colors must be approved by the Park Owner.
24. Tenants are required to keep their lot and driveway free of debris. Boxes and equipment are not to be stored on the outside of the mobile home or the utility room. Garbage cans can be put out no earlier than the night before and removed on or before the evening of the collection day.
25. Tenants shall have the option of cable television as no antennas are permitted in the Park. Satellite dishes shall be permitted under the following conditions: prior to installation, the dish size and installation location must be approved by Park Management.
26. Clotheslines must be the folding umbrella type or the reel type attached to the mobile with a removable pole. Clotheslines must be placed at the rear of the mobile and must be taken down and stored daily.
27. Any outside additions or renovations must be approved by the Park Owner and Westbank First Nations. This includes, but is not limited to: room additions, utility rooms or extensions, carport extensions, cement work, or any other major electrical or plumbing work. A sketch of the proposed improvements must be filed and approved by the Park Owner prior to the commencement of any work.
28. Tenant cooperation in keeping the common areas clean and serviceable is required.



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29. Tenants are not permitted to perform mechanical maintenance to vehicles or recreational vehicles or boats within the Park.
30. Tenants who will be away from their mobile home for more than two (2) weeks shall make arrangements for another person to watch over their mobile home and perform any of the necessary maintenance (e.g. Lawn mowing and weeding) while the Tenant is away. If such maintenance is not performed while the Tenant is away, the Park Owner reserves the right to have such maintenance done and to bill the tenant for such work.
31. Tenants shall water their lawn in accordance with any applicable water usage guidelines and regulations. As a general rule, watering should only take place between 5pm and 11am. Odd numbered lots should water on odd days and even numbered lots on even days.
32. Any and all peddling and soliciting, commercial or otherwise is prohibited.
33. Illegal Drug use and activity is prohibited within the Parks. Registered doctor prescriptions for legal marijuana use must be acknowledged and approved by RMD Group before the Occupancy Application is accepted.
34. The Park owner shall not be held liable for any accident or injury to any person or property through the use of the Park and its recreational facilities by residents or their guests.
35. Tenants must conduct themselves in a manner that does not reasonably disturb neighbors or constitute a breach of peace. Tenants shall be responsible for any actions of any person on the premises with their consent.

### **Back Yard Inspections**

36. These inspections will be conducted on an annual basis in order to ensure proper care and upkeep of each property. Expectations of the maintenance of the backyard areas are parallel to that of the front yard and driveway, which include but are not limited to:
  - i) Lawn and garden areas are well maintained, free of weeds, pine needles and clutter;
  - ii) No gazebos or other free standing structures are permitted without prior consent by authorized RMD Group personnel;
  - iii) No storage of recreational vehicles, trailers, boats, PWCs, or unlicensed vehicles;
  - iv) Fence line is within property boundaries and is in good condition.



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### Quiet Enjoyment of the Park

37. Tenants and their guests shall refrain from creating excess noise which would interfere with other Tenants' right to quiet enjoyment of the Park. No loud noise shall be permitted between the hours of 10:00 pm and 8:00 am.

### Parking

38. No vehicles shall be parked on the streets in the Park. Only two (2) cars may park on any driveway. Temporary guests may park in front of the Tenant's property if there is no more space in the Tenant's driveway. Any guests requiring overnight or extended parking must park in designated areas of the Park only. No large or oversized trucks and/or vans are allowed in the park at any time.
39. No unlicensed vehicles are permitted in the park. All vehicles MUST be insured to drive on the roads. Only two (2) vehicles are permitted per lot. Storage of recreational vehicles including, but are not limited to the following are not permitted to be stored in the Park: trailers, campers, tent trailers, utility trailers, motor homes, boats, and golf carts. We allow a two night maximum for loading and unloading in preparation for camping, boating etc.

### Loss and Damage

40. The Park Owner shall not be responsible for any loss or damage caused by accident, fire, theft or any other cause. The Park Owner shall not be liable for any accident or injury to any person or property through such person's use of the Park. Tenants and their guests use the Park facilities at their own risk and assume liability for any physical damage or personal injury incurred as a result of such use. In the event of fire or other damage or destruction of the property, the Tenant shall be responsible for removing all debris from his property and or replacing the damaged property within thirty (30) days. During such time, the Tenant shall still be responsible for paying and all rent and other charges.

### Golden Homes Mobile Park

41. Golden Homes Mobile Home Park is an adult park only. Tenants residing in this park must be age 55 plus. Any visitors under this age are permitted to stay a maximum of 10 days unless approved by Park Management.



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**These Rules and Regulations may be amended at any given time. Tenants are responsible to check in with Management on a bi-annual basis to see if any amendments have been made to the Park Rules and Regulations. The Park Owner reserves the right to set policy for any situations not covered by these Rules and Regulations.**

I/We hereby acknowledge that I/We have read the Rules and Regulations of the Park and agree to abide by them. I hereby acknowledge that it is my/our responsibility as a Tenant residing in the Park to inquire about any changes to the Rules and Regulations.

\_\_\_\_\_  
Tenant (print name)

\_\_\_\_\_  
Tenant (print name)

\_\_\_\_\_  
Tenant (signature)

\_\_\_\_\_  
Tenant (signature)

\_\_\_\_\_  
Property Manager

\_\_\_\_\_  
Date Signed