

GOOD NEIGHBOR POLICY

WESTWINDS MANUFACTURED HOME COMMUNITY

RULES & REGULATIONS

INDEX

Introduction	2
Definitions	2
Resident Age Requirement	3
Use Of Facilities	3
Use Of Swimming Facilities	4
Use Of Homesite	4
Mobilehome Size Condition	5
Accessory Equipment Structures And Appliance	6
Landscaping	8
Homesite Maintenance And Appearance	10
Pets	11
Parking	11
Vehicle Use And Maintenance	12
Commercial Activities	13
Complaints And Disputes	13
Paragraph Headings	13
Compliance With Law And Lease Or Rental Agreement	13
Basic Rule Applicable To All	14

Introduction

- A. This Good Neighbor Policy (referred to as Rules and Regulation in the Mobilehome Residency Law) has been designed to encourage cooperation between the Homeowner and the Owner. The Owner intends to enforce these rules reasonably and objectively.
- B. The Owner will attempt to promptly, equally, and impartially obtain Homeowner cooperation and compliance with The Good Neighbor Policy and other conditions of residency. Homeowner recognizes however that Owner's ability to obtain compliance is dependent upon a number of factors, including the cooperation of all Homeowners, the nature and extent of the failure to comply, the expense and practicability or enforcement and the laws then in effect.
- C. Homeowner agrees therefore, that the enforcement of the Good Neighbor Policies and conditions of tenancy are a private matter between Owner and the Homeowner. Homeowner further recognizes and agrees that Owner may at any time for any reason and in Owner's sole discretion elect to enforce or not enforce any policy or condition of tenancy. The foregoing shall be applicable even though Owner has previously enforced or not enforced the same policy or condition of tenancy or even though Owner subsequently elects to enforce or not enforce the same policy or condition of tenancy. Homeowner as further consideration for tenancy hereunder, hereby indemnifies and release Owner from any and all claims, liability or damages which Homeowner may suffer due to the enforcement or lack thereof by owner of any policies or conditions of tenancy. It is further agreed that the enforcement or lack thereof by the Owner of any policies or conditions of tenancy will not result in any claim by Homeowner that Owner has waived its right to enforce said policies or conditions of tenancy against Homeowner. Homeowner hereby agrees that he or she is not a third party beneficiary of any other agreement between Owner and any other Homeowner in this Community or the Good Neighbor Policy or the Community's Rental or Lease Agreements.

Definitions

- A. "Good Neighbor Policy" means all of the provisions of this document and signs posted in and about the common area facilities.
- B. The term "Owner" or "Westwinds" means Westwinds Manufactured Home Community or its representatives.
- C. Where the term "Owner's approval" or "approval by Owner" or other similar term is used, this means that the Homeowner must obtain the Owner's prior written approval. The Homeowner shall submit a written request to the Owner which describes the action the Homeowner wishes to take and requests the written approval.
- D. The term "Homeowner" or "Resident" describes the person(s) signing this document.
- E. The term "Guest" includes all of Resident's employees, guests, invitees, permittees or licensees or other persons in the Community or on the premises at the invitation, request or tolerance of Resident. The term "Guest" does NOT include persons who reside with the Resident on a semi-permanent or long-term basis and such persons shall be required to complete an application for residency and be approved for residency by the Owner.
- F. The term "Community" or "Park" means the common area facilities that are generally available for the use of the Homeowner and Guests.
- G. The term "Homesite" means the real property rented to the Homeowner and the services provided at the Homesite.

Resident Age Requirement

- A. Westwinds Manufactured Home Community is a community for “all ages”
- B. The Park reserves the right in its sole opinion and discretion, to elect to change the above classification to either restrict residency to require that all persons who will regularly reside in and occupy all mobilehomes in the Park be sixty-two (62) years of age or older, or to restrict residency to require that one person who will regularly reside in and occupy the mobilehome be fifty-five (55) years of age or older, or adopt different age restrictions as may then be permitted by law. If the Park elects one or more of these options, written notice will be given to all residents and the changes to these age restrictions will go into effect immediately.
- C. The Homeowner agrees that if the Owner exercises the right to change the age restriction, at the Owner’s discretion or as required by law, that the Homeowner indemnifies and releases the Owner from any and all liability or damage, which the Homeowner may suffer as a result of the change.

Use of Facilities

- A. Homeowners shall have the right to use all Community facilities during posted hours. The Owner may change the hours that facilities are open from time to time. Facilities may be closed from time to time for cleaning and repairs.
- B. Guest shall be permitted to stay with homeowner up to twenty (20) consecutive days or thirty (30) days in any calendar year.
- C. Guest(s) of the Homeowner using the common area facilities must obey the Good Neighbor Policy and posted signs. Resident must accompany Guest(s) at all times, except when Guests are entering or leaving the park.
- D. Homeowner is responsible for the conduct of the Homeowner’s Guest(s).
- E. Homeowner is required to comply with restrictions on the use of the recreational facilities, which are posted in and about those facilities. These restrictions include: health and safety restriction as to the use of the facilities and the requirement that Guest(s) be accompanied by an adult Resident when using any facilities.
- F. There will be no charge for the use of the clubhouse. However, those scheduling a function or event will be responsible for the normal clean up afterward, replacement of supplies used, and a breakage and clean-up deposit is required.
- G. Scheduling of functions or events in the clubhouse areas requires the Homeowner to complete an application for the use of the clubhouse and obtain the approval of the Owner at least two weeks prior to the event.
- H. No Homeowner, Guest, Owner, or Manager shall be prohibited from attending any function or event taking place in the clubhouse area.
- I. Alcoholic beverages may not be consumed in any area of the Community, which is open to Homeowners and Guests, without Owner’s consent.
- J. Food or drink is not allowed except in the kitchen or dining room or other designated areas except for Owner authorized parties. Nonalcoholic beverages are permitted in the pool area if they are in non-breakable containers.

- K. The Homeowner may not remove furniture, equipment or other items, provided by the Owner for use in Community facilities, from its intended location. Owner's property, tools, equipment, vehicles, or utility equipment in the Community, is not intended for use by Homeowners and shall not be used, removed, moved, tampered with, or damaged in any way by the Homeowner.
- L. Use of Skateboards, roller blades, and skates is NOT allowed in the Community.

Use of Swimming Facilities

- A. **NOTICE: There is no lifeguard on duty at any time. Do not swim alone. Use of equipment is at the residents' own risk.**
- B. The pools are for the exclusive use of the Residents and up to two (2) guests per Homesite only. **GUESTS MUST BE ACCOMPANIED BY ADULT RESIDENT AT ALL TIMES.** Homeowner is responsible for conduct of Guests.
- C. Children in diapers or who are not "potty trained" may not use the large swimming pool. A Toddler's pool is available for their use.
- D. Pool hours are posted and may be changed from time to time. Pool rules and regulations are posted in the pool area.
- E. All persons using pools must shower before entering the pools. Anyone using suntan oils, lotions or creams must re-shower before entering the pools.
- F. No one in bathing suits, bare feet or without a shirt will be allowed in the balance of the clubhouse.
- G. For protection of the deck furniture, please place towels over them when using suntan oils, lotions or creams.
- H. **NO DIVING** is permitted at any time.
- I. Running, roughhousing, horseplay, or similar behavior is not permitted in pool areas.
- J. Food is not allowed anywhere in the pool area.
- K. Breakable containers of any kind are not permitted in the pool area.
- L. Owner reserves the right to restrict use of the pool by Residents and/or Guests who violate any of these policies. Owner further reserves the right to restrict the number of floatation devices in the pool at one time.

Use of Homesite

- A. Actions of any nature, which unreasonably disturb the peace and quiet of any other person, are not permitted. This includes, but is not limited to any unusual disturbing or excessive noise, intoxication or being under the influence of any controlled substance. Quarreling, threatening, fighting, illegal conduct, profanity, rude, boisterous, objectionable or abusive language or conduct is not permitted either.
- B. Intentional or negligent conduct which could be a danger to any person or property is not permitted.
- C. Except for fireplaces installed in a Homeowner's mobilehome or charcoal and gas barbecues, no fires are permitted.

- D. Homeowners shall not trespass on any Homeowner's Homesite or on any area, which is not open for general use by Homeowner or their Guests.
- E. "Ham" radios, "CB" radios, or other radio transmitters and all types of individual satellite dishes or microwave antenna receivers may not be installed or operated in the Community.
- F. Radios, televisions, record players, musical instruments and other related devices must be used so as not to disturb others.
- G. Owner may enter Resident's Homesite or mobilehome only as permitted by the Mobilehome Residency Law or other laws. So long as Owner does not unreasonably interfere with Resident's use of the Homesite. Owner shall have the right to enter onto Resident's Homesite for any legitimate purpose, including but not limited to the following: maintenance of utilities, reading of gas and electric meters, maintenance of the Homesite, to gain access to slopes or other improvements and to add improvements and to make inspection for enforcement of standards.
- H. Residents shall not tamper with the lot line markers.

Mobilehome Size Condition

- A. All mobilehomes moving into the Park must be new or in excellent condition (comparable to the newer homes presently in the park). All homes moving into the Park must have aluminum lap siding or Simpson (or comparable) pre-treated wood siding with composition shingle roofing. The Owner's written approval of the home placement on the lot is required prior to it being moved onto the Homesite. Modification of the home may be required to meet current Park standards and/or limitations of the Homesite.
- B. If the Homesite is vacant or Resident brings a new mobilehome onto the Homesite, the mobilehome itself, as well as its placement on the Homesite shall comply with applicable laws, regulation, government permits and licenses. The cost and expense of such compliance shall be the Residents.
- C. Every mobilehome placed in the Community must comply with all federal, state and local laws and ordinances. This includes, but is not limited to the requirement that all mobilehomes bear any required insignia of approval.
- D. Only doublewide mobilehomes will be permitted to occupy double-wide Homesites. All mobilehomes moving into the Park must be a minimum width requirement may be made for singlewide spaces, which may not be able to accommodate a 20-foot wide mobilehome.
- E. All mobilehomes and structures must be painted and cleaned as necessary to conform to Park standards regarding appearance. Before any mobilehome is painted, the Owner must approve the color.
- F. Window coverings (e.g. Draperies, blinds, etc.) that can be seen from the street must be maintained in neat condition.
- G. Exterior spray painting is permitted in the Community with Owner consent and when done by a licensed contractor. Homeowners are responsible for any damage or injury to persons or property, which results from such painting.
- H. All mobilehomes must have detachable hitches, which are removed. Mobilehomes presently located in the Community that do not have detachable hitches must, upon sale or transfer to another party, be modified by the person buying the mobilehome to make the hitch detachable.

- I. Persons purchasing a home located in the Community may be required to make changes or additions to bring the home and premises into conformity with current Park standards and requirement. Exceptions to these standards for purchasers are the requirements for composition shingle roofing and aluminum lap siding.
- J. Persons who were Homeowners prior to any revision in standards or requirements are not required to meet current standards unless the Homeowner voluntarily undertakes to alter the home, its accessory equipment, structures, appliances or premises. In this event, the Homeowner is required to adhere to the current standard relating only to that change or addition.

Accessory Equipment Structures and Appliance

- A. Prior to commencing initial installation of or a change in accessory equipment, structures or installation of or a change in any appliance which is to be connected to the gas, electric or water supply, Homeowner shall submit for Owner's approval a written plan describing in detail the accessory equipment structure or appliance which Homeowner proposes to install or change. **Any accessory equipment, structure or appliance installed or changed without Owner's approval shall be removed by Homeowner with ten (10) days of receipt of written notice.**
- B. Because of the wide variety of types and styles of available appliances, accessory equipment and structures it is impossible to describe all those which Owner will or will not accept. Homeowners are cautioned that there are homesites in the Community which contain appliances, accessory structures and equipment which no longer conform with present Community standards, Therefore, Homeowner should not assume their plans will be approved because they conform to those which exist on other spaces. Consequently we suggest you discuss your plans with the Owner prior to preparing the written plan. It will save you time.
- C. The required installation or change of change or appliance, accessory equipment and structures by Homeowner shall be completed with thirty (30) days of the date the Rental or Lease Agreement first becomes effective or the date work is first commenced, whichever is earlier.
- D. Building permits, licenses and other similar permission from governmental agencies that are required must be obtained before construction or installation of certain accessory equipment, structures, awning, decks, stairs, and appliances. All such appliances, equipment and structures must comply with all federal, state and local laws and ordinances. If a permit, license, or other similar governmental permission is necessary Homeowner shall first obtain written approval of Owner prior to construction. Only licensed contractors may install appliances or equipment which are required to be connected to electric, gas or water supplies. Licensed contractors must also be used when required by federal, state, and local laws and ordinances.
- E. Only manufactured accessory equipment structures and appliances are permitted and no "homemade" equipment or structures may be installed without the Owner's prior written approval.
- F. For homes moving into the park the carport awning and the patio awning must begin at the front corner of the home and be unitized in color and size on sides facing the street (fascia board that matches fascia board on the roof of mobilehome in color and size). Minimum awning size is 9 feet wide x 30 feet long for the patio and 10 feet wide x 40 feet long for the carport. An exception to this requirement may be made, if in the sole opinion of the Owner, the configuration of the home and the location of landscaping permit a different requirement. Rain gutters are required on awnings with installed drain pipes to carry water run off to the street.
- G. Front entry homes entail special requirements for decks and awnings and therefore the design must have written approval of Owner prior to installation. Slopes of awning must conform to the same slopes of the roof on the mobilehome.

- H. Patio decks and rear doorsteps are required. Steps must be a minimum 3 feet wide and have attached handrails. Minimum patio deck size is 8 feet wide x 20 feet long. If floor and steps are of plywood material, they are to be covered with a complementary color of outdoor carpeting. Other deck materials will be considered. All deck plans, whether for new construction or major repair and renovation, must be in writing and approved by the Owner prior to construction.
- I. Accessory equipment, structures, appliance, deck and awing size requirements for a home moving into the park must also be met by a new Homeowner purchasing an existing home in the park. Exceptions are: additions to awnings so that they start at the front of the mobilehome will not be required and, unitizing of fascia board.
- J. If more than one window is to be covered by an awning at the front of mobilehome, then one window awning is to be constructed to cover all windows and not an awning for each window.
- K. A screen for providing protection from the sun or wind may be fastened to the side of the driveway awning supports provided that it is painted to match or complement the mobilehome and is maintained in a first class condition. The screen must be constructed of framed wooden lattice or slatted aluminum of the type and design used for window awnings. Plants are not allowed to grow onto the screen because this makes maintenance of the screen difficult. Screens made of corrugated fiberglass or of the roll-up variety are not permitted.
- L. Skirting is required. The skirting must match or complement the siding of the home unless the Owner specifically approves another type.
- M. Storage sheds or replacement sheds must be aluminum, wood, or Masonite and must match the home color. Two storage sheds not to exceed 50 sq. ft. each or one storage shed not exceeding 100 sq. ft. is allowed. Sheds cannot exceed 10' in height. Storage sheds, accessory equipment and structures must be maintained in like-new condition at all times and painted and cleaned as necessary. The Owner must approve the paint color.
- N. Any skirting, awning posts, or drainpipes that are either missing or damaged must be replaced immediately or repaired to the satisfaction of the Owner.
- O. Temporary redwood steps, usually furnished or loaned by dealers, may be used only during the first thirty (30) days of occupancy and must be replaced with steps and decks that comply with the Community's accessory standards.
- P. Frost protection for the plumbing hook-up from the base of the utility pad into the home is the Homeowners responsibility.
- Q. The Homeowner must obtain from the Owner specific approval in writing for any of the following:
1. Installing or moving an already installed heat pump or window air conditioner needs Owners written approval. Window and through the wall type air conditioners are prohibited in the front two thirds of a mobilehome.
 2. Removing, adding, expanding or otherwise altering or moving storage sheds, or installing electric wiring in storages shed requires Owners written approval.
 3. Installing an underground sprinkler system or any change in water pipes or connections, digging more than a few inches below the surface of the ground, or otherwise endangering park utilities.
 4. Installing, removing, expanding, adding to, or otherwise changing carport or patio awning, skirting or decks requires Owners written approval.

Landscaping

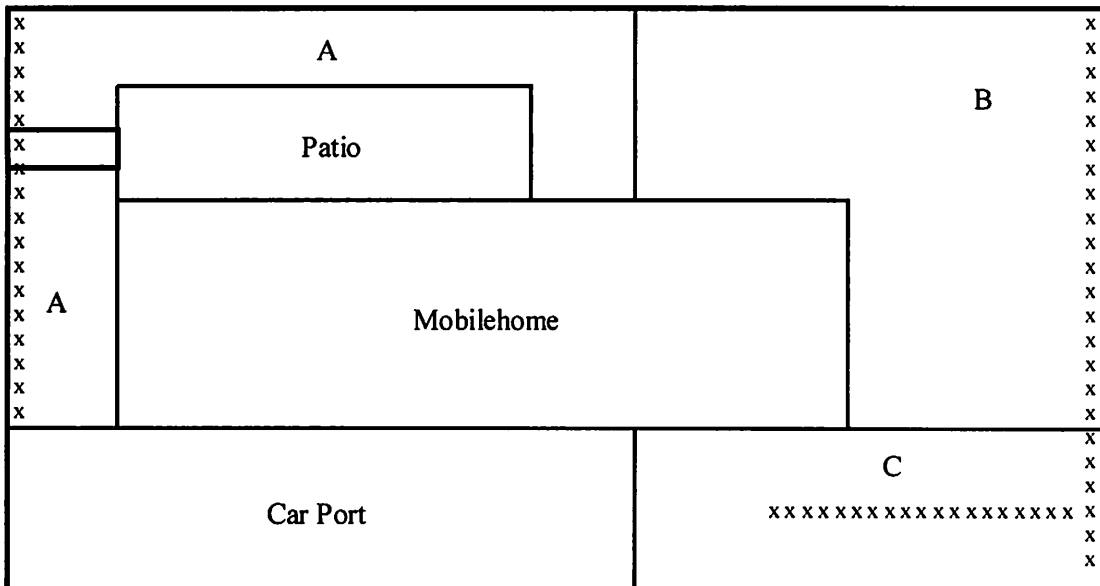
- A. Prior to commencing any major changes to existing landscaping, Homeowner shall submit a detailed landscaping plan to the Park for written approval. Homeowner shall remove any landscaping installed without the Park's written approval, within ten (10) days of receipt of a written notice. Because of the infinite variety of living and non-living objects, which may be used in landscaping, it is impossible to describe all things that the Park will or will not find acceptable as landscaping. Homeowners are cautioned that there are Homesites in the Community that contain landscaping which no longer conforms with present Community standards; therefore the Homeowner should not assume plans will be approved because they conform to some landscaping which exists on other Homesites. Consequently, Homeowners should discuss their landscaping plans with the Park prior to preparing the written plan for the Park's approval.
- B. Landscaping of previously un-landscaped Homesite or required changes to existing landscaping shall be completed within sixty (60) days of the date the Rental or Lease Agreement first becomes effective or the date work is first commenced whichever is earlier.
- C. All landscaping including landscaping planted by former residents shall be kept mowed, trimmed, watered and well maintained at all times. Weeds can be a nuisance for Homeowner and Community alike; therefore, Homeowner's entire homesite must be maintained in a weed free condition.
- D. Owner may charge Homeowner a reasonable fee for performing maintenance work on Homeowner's Homesite if Homeowner fails to maintain it as required by Westwinds' Good Neighbor Policy. Homeowner will be notified in writing of the specific condition to be corrective and an estimate of the charges to be imposed and given 14 days to complete the work. If Homeowner fails to complete the maintenance required, Westwinds will have the work preformed and will bill Homeowner for the cost of services.
- E. Decorator rock, bark and other similar materials must be washed so as to maintain a neat, clean appearance. Additional rock, bark or other similar material used must be added as necessary, to insure that there is sufficient rock, bark or other similar material at all times to adequately cover the area over which it is spread. If rock, bark or other similar materials are used, an edging material is needed to keep materials from spilling or washing into the streets. Thin metal strips, plastic edging, bender board or 2 x 4's are not acceptable edging material.
- F. Trees:
 - 1. Owner has planted trees in the common areas, on individual Homesites and/or between individual Homesites. Owner will be responsible for the trimming, and all other major maintenance of these trees. Please consult Owner for location of Park trees on your Homesite. The Homeowner will be responsible for the other trees on the Homesite including root damage to adjacent Homesites and driveway.

- 2. Homeowner shall be responsible for watering Park trees on or between the Homesite. If Homeowner has a problem with Park planted trees, Homeowner shall notify Park Management in writing. If one of the Park trees dies or is removed by Owner for any reason, Owner shall replace it, but is not required to pay replace it with a tree of the same size or type Homeowner shall pay Owner for trees damaged or destroyed by Owner or Homeowner may not be removed without Owner's consent.
- 3. Homeowner is responsible for removing leaves from their homesite and gutters during leaf falling season.

T	T	T
T	T	T

"T" = Typical location of park trees.

- G. Water may not be diverted from Homeowner's Homesite to an adjacent Homesite or to any area other than the street without Owner's consent. Adding or removing soil requires Owner's approval. The Homeowner will be responsible for any subsequent re-leveling of home due to drainage problems.
- H. To avoid damage to underground wiring or plumbing, Homeowner must have Owner's consent before digging or driving rods or stakes into the ground. Homeowner shall bear the cost of repairs to any utilities or Community property damaged by Homeowner. Homeowner must use their own gardening tools. Insurance considerations prohibit the lending of tools or equipment owned by the Community.
- I. Small vegetable gardens are permitted in the rear yard of the Homesite. Homeowner must check with Owner to determine whether the vegetables or plants they intend to plant are permissible. Any variety of vegetable or plant that may infringe on a neighbor's Homesite is expressly prohibited. Manures or odorous fertilizers are expressly prohibited.
- J. Homeowner's planted landscape may not encroach into Park gutters, streets, driveways, or other Homesites and must be periodically pruned.
- K. The Community's general landscaping standards are as follows:
 1. Area A – This area to be in ground cover; rock, dichondra, lawn, bark, ivy, etc. with shrubs, trees or plants. Border the front area next to curb with brick, concrete scallops, etc. to keep dirt from streets.
 2. Area B & C – Any ground cover allowed per the Paragraph 8.
 3. Area C - This area at end of the driveway is suggested for storage sheds.
 4. XXX = Danger: Utilities are underground and are located in approximate area as indicated by X's. Resident will be held financially responsible for damaged utilities. Please contact Park Manager before starting landscaping.



*For non-standard Homesites; i.e., corner or horizontal Homesites, please see Owner.

- L. With prior Owner approval of material to be used a fence may be constructed no higher than 5 feet to enclose areas B and C above. Chain link fence is not allowed. At all times fences must be well maintained and in good repair.

- M. Plastic material within 2 feet of any trees or shrubs is not permitted as it may kill them.
- N. If the Homesite reverts to the Owner because the home has been removed, the Homeowner shall repair any damages to the Homesite caused by the removal of Homeowner landscaping including, but not limited to: filling of holes, leveling of depressions and removal of debris. The Homesite must be left in a near uncluttered.

Homesite Maintenance and Appearance

- A. Wheels and hitches that come with the mobilehome are the only things that may be stored under the mobilehome.
- B. Only outdoor patio furniture approved by Owner may be used on the patio, porch, yard or other portions of the Homesite.
- C. Unless specifically permitted by these policies or approved by the Park, nothing may be placed or stored outside of the mobilehome or storage shed(s). This includes, but is not limited to overstuffed furniture, appliances, ironing boards, clothes lines, brooms, mops, tools, gardening equipment, debris, refuse, litter or any item which is unsightly in appearance.
- D. Except upon any clotheslines, which are approved by Owner for this purpose, nothing is to be hung out to dry or air any place within the Community.
- E. All garbage and refuse must be stored in well-maintained, non-dented trashcans with tight fitting lids supplied by Homeowner. Trash cans and all recycling bins must be stored in storage shed or otherwise not easily visible from the street or an adjacent mobilehome. Homeowners must comply with all requirements of the trash removal service. If trashcan replacement or repair is required please contact the Park.
- F. To assist Homeowner in understanding environmental hazards enclosed and incorporated by reference is document from the California Department of Health Services; Toxic Substance Control Program currently entitled "HAZARDOUS HOUSEHOLD PRODUCTS, A GUIDE TO THE DISPOSAL OF HAZARDOUS HOUSEHOLD PRODUCTS AND THE USE OF NON-HAZARDOUS ALTERNATIVES." The disposal of hazardous household products by Homeowner is to be made per the recommendations of that document. Homeowner may not keep on the Homesite or within the Community and hazardous material in excess of the quantities required for normal household use. Homeowner may not engage in any activity, which causes an environmental hazard or violates any law relating to environmental protection and hazards. This includes changing the oil in any motor vehicle and the use of toxic cleaning fluids, oils, grease, or any substance defined as environmentally hazardous. Homeowner may not allow such substances to be disposed of anywhere in the Park including trash cans, trash bins surface areas, the sewage disposal system or water drain. Such substances must be physically removed from the Park and disposed of elsewhere in compliance with the law. Homeowner will indemnify and hold the Park harmless for any such activity engaged in by Homeowner including any compensatory damages, statutory damages, punitive damages, or attorney's fees sustained by the Park as a result of Homeowner's activity. Homeowner will also be required to reimburse the Owner for any actual inspection, clean up or disposal cost the Park incurs in correcting any environmental hazard Homeowner caused as well as actual attorney's fees, litigation expenses, and cost incurred in defending any action against the Park as a result of any environmentally hazardous activity undertaken by Homeowner in the Park.
- G. Anything, which creates a hazard or increases Owner's insurance rates, shall not be permitted in the Community.
- H. All concrete, asphalt and other surfaces shall be kept clean and free of oil and all other sticky or oily substances at all times.

- I. A Homeowner who will be absent from the Community for vacation or other purposes should make arrangement for someone to care for and maintain their Homesite during the time they are absent. Notice to the Owner is suggested. Under no circumstances will keys to a Homeowner's home be kept by Owner.

Pets

- A. All pets must be registered with the Owner and the Homeowner must first obtain the written permission of the Owner prior to the Homeowner being allowed to keep or replace a pet in the Park.
- B. The Owner has the right to refuse permission to have a pet or to restrict the type and number of pets to be kept on the Homesite and in the Community. The types of pets permitted are dogs, cats, small birds such as parakeets and canaries, fish and other usual household pets approved by Owner. Exotic pets may be allowed only upon specific written permission of the Owner, who may specify the condition under which approval may be granted. The major criteria are a pet, which is not nuisance to your neighbors. Pregnant pets shall not remain in the Community.
- C. Owner, in its sole discretion, may revoke permission to keep any pet, which annoys or disturbs the peace and quiet of any person (including but not limited to: barking, growling or snarling) or does any injury or damage to persons or property within the Community. If a violation of these pet policies is noted by Owner, or if a valid complaint is made by another Homeowner, the pet owner will receive an official, written warning. Continued violations of these pet policies and/or Owner's receipt of additional written complaints from another Homeowner may result in Owner's revocation of permission to keep the pet. If permission is revoked, the pet shall be permanently removed from the Community within five (5) days of written notice.
- D. During daylight hours, pets are allowed outside the Homeowner's home on your Homesite but the Homeowner must be at home and the pet must be leashed. Pet droppings on the Homesite must be picked up immediately, wrapped in paper and placed in the trashcan. Pets may not be walked on Park streets.
- E. Any pet found unattended by a Homeowner shall be taken to the animal shelter and impounded at Homeowner's expense.
- F. Pets are not permitted in the recreation; laundry and other areas of the Community generally open to other Homeowners and Guests, even when carried in Homeowner's arms.
- G. All pets must be licensed and inoculated and otherwise cared for and maintained as required by law.
- H. Guests with pets must comply with all pet rules and must be informed of these rules by the Homeowner

Parking

- A. Passenger cars, pickups trucks, small vans, 2 and 3 wheeled motorized vehicles and electric carts owned by the Homeowner or Guest that fit under the carport awning may be parked on the driveway of the Homesite. Other vehicles belonging to the Homeowner, such as but not limited to large trucks, buses, motorhomes, 5th wheel, trailers and boats must be parked in a designated space in the storage area, or outside of the Community.
- B. The Homeowner may rent space in the storage area, if a suitable space is available, by executing a RV Storage Agreement with Owner.
- C. Passenger cars or other vehicles may not be parked on the street. Homeowner is responsible if a Guest of Homeowner has parked a vehicle on the street.

- D. Passenger cars or other vehicles may not be parked on an empty homesite or in the driveway of another Homeowner without that Homeowner's permission or on areas of any Homesite intended for landscaping. Vehicles may not be parked on the Community sidewalks.
- E. Guests may park passenger cars, pickup trucks, small vans, 2 or 3 wheeled motorized vehicles or electric carts in designated Guest parking areas or in the host's driveway. If a designated Guest parking area is used for overnight parking, the host's space number must be clearly displayed on the vehicle.
- F. No one may park large trucks, campers, buses, motorhomes, 5th wheels, trailers or boats in Guest parking areas without the Owner's approval. If space is available, they may with Owner's approval, be stored temporarily in the storage area.
- G. Homeowners may park any number of passenger vehicles in the Homesite carport as long as a vehicle does not extend into the street.
- H. Any vehicle that is in violation of the above parking rules and regulations may be towed at the Homeowner's expense.

Vehicle Use and Maintenance

- A. Passenger cars and other vehicles are permitted in the Community if they are regularly maintained in normal operating condition and are neat and clean in appearance. Not allowed are non-operable vehicles, vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Community or vehicles that contain unsightly loads that are visible to other persons.
- B. A vehicle, boat or trailer (other than the mobilehome Resident resides in) may not be washed on the Premises except in an area, which may be specifically designated by Owner for that purpose. Resident shall leave the designated area in a clean condition after using it. If no wash area is designated, Resident must wash vehicles, boats and trailers outside of the Community.
- C. Maintenance, repair or other work of any kind on any vehicle, boat or trailer may not be done on the Homesite or streets to the pavement. Homeowner must remove oil drippings in compliance with the City, County, and State requirements and repair of any damage to pavement will be charged to Homeowner.
- D. Vehicles dripping gasoline or oil must use drip pan or the vehicle must be removed from the Community to prevent damage to the pavement. Homeowner must remove oil dripping in compliance with City, County, and State requirements and repair of any damage to pavement will be charged to Homeowner.
- E. Excessively noisy vehicles are not permitted in the Community. All vehicles must be adequately muffled for quiet performance.
- F. Vehicles operating in or stored in the Community must be properly licensed. All persons operating vehicles within the Community must have a valid driver's license.
- G. Vehicle operators and bicycle riders must obey all posted traffic signs. Pedestrians, electric carts and bicycles must be granted the right of way.
- H. Bicycles may not be operated on sidewalks, lawns, vacant spaces or paths reserved for walkers. If operated at dusk or night, bicycles must be equipped with lights and reflectors in accordance with applicable laws,
- I. Vehicles should be driven slowly and safely. Please observe the 10 MPH speed limit, as well as all posted traffic control signs. Guests need to be advised of this speed limit.

Commercial Activities

- A. Homeowner or others may utilize only the bulletin board provided by the Owner for the purpose of soliciting or offering items for sale. The Owner has sole discretion, and reserves the right to remove any item from the bulletin board.
- B. Homeowner or others may not post signs advertising any commercial, social or political activity on the Homesite or in the common areas of the Community unless prior written approval has been given by owner.
- C. Homeowner shall be permitted to advertise the sale or exchange of his or her mobilehome by displaying a sign in the window of the mobilehome or by a sign posted on the side of the mobilehome facing the street and said sign shall not exceed the size allowable per the Mobilehome Residency Law.
- D. Homeowner or others may not distribute handbills or advertising “door to door” or engage in selling or solicitation “door to door” within the Community without the Owner’s written approval.

Complaints and Disputes

- A. If a Homeowner observes or notes a violation of the Good Neighbor Policy, and informal discussion of the problem or dispute with Owner is encouraged. The resulting informal resolution or enforcement action by Owner will resolve most violations or problems. However, if in the opinion of Owner, informal actions are not appropriate to the issue, then the Homeowner will be asked to describe the problem on a complaint form.
- B. If the Owner observes a violation of the Good Neighbor Policy by any Homeowner, informal enforcement actions will be used in most instances. If these information actions are not successful, the Homeowner will receive a written notice specifying the violation and the action the Homeowner must take.

Paragraph Headings

The headings and titles of the paragraphs within these policies are included for the purpose of convenience only and shall not effect the construction or interpretation of any of the provisions of said policies.

Compliance with Law and Lease or Rental Agreement

No violation of any federal, state, or local law or regulation or administrative order will be permitted at any time. Also prohibited is any violation of any term, condition, or other provision of the lease or rental agreement applicable to anyone’s tenancy or residency in the Park.

Basic Rule Applicable To All

Although this Good Neighbor Policy covers a variety of different subjects, it is simply impossible for it to deal with each and every detail. Therefore, the basic rule and regulation, which is applicable to all, is that everyone shall conduct themselves in a reasonable manner so as not to do anything to unreasonably adversely affects their neighbors or the ownership or management of the Park. This rule and regulation as well as all of the other rules and regulations apply not only to homeowner and resident of the Park, they also apply to all quests, 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.

_____	_____
Date	Tenant
_____	_____
Date	Tenant
_____	_____
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WESTWINDS GOOD NEIGHBOR POLICY ACKNOWLEDGEMENT FORM

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