



## Forest Springs, LLC

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### Forest Springs Community Rules and Regulations

#### Introduction

All Forest Springs residents are required to abide by the Forest Springs Community Rules and Regulations. These rules and regulations are an integral part of each resident's lease agreement and are consistent with provisions of the California Mobilehome Residency Law (MRL) (Civil Code Sections 798-799.11). Forest Springs Management reserves the right to supplement and/or change the Forest Springs Community Rules and Regulations upon proper notice to residents and in accordance with California state law, MRL Section 798.25, and when directed to make changes by an authorized government agency.

It is the desire of Forest Springs Management and its residents to have a clean, attractive, quiet, safe, and orderly Community. Management is committed to this standard. Each resident is expected to do his or her part in maintaining this standard as well. Forest Springs provides various recreational and common facilities, for the enjoyment and convenience of residents, that are considered a valuable and important part of the Forest Springs Community.

#### RENT/LEASE AGREEMENTS AND OCCUPANCY

1. Prospective Residents A prospective resident is not a legal resident until and unless Management has accepted that person(s) as a resident and a lease agreement has been signed by both resident and Management.
2. Only Registered Owners Only registered owners who plan to occupy their homes in the Park may be approved for residency.
3. Community for Older Persons; Occupancy Standards
  - A. Forest Springs is state and federally approved to operate as a community for older persons. This means each home in Forest Springs must have at least one owner-resident 55 years of age or older and that owner-resident must reside in his or her Forest Springs home full-time as his or her primary residence. A second resident of a unit must be at least 18 years of age.

1. A resident is defined as a permanent inhabitant of Forest Springs, has a current lease or rent agreement and is on the title.
  2. A guest is defined as an invitee of the resident and is not listed on the unit's title or rent agreement. As such, the guest has no privileges in the park without accompaniment by the resident. For example, a guest may swim in the pool before 1:00 p.m. and after 5:00 p.m. Monday through Friday (unless one of those days is a national holiday) as long as he or she is accompanied by her host resident. A guest may not walk unaccompanied in the park for any reason. A guest may not bring his or her own pet into the park. A guest may not invite his or her own guests into the park. Guests who are permanent roommates of a resident may not park their vehicles in guest parking or in the street. (Certain exceptions exist for service people, realtors and part time caregivers.)
  - B. Approved owner-residents who plan to reside in FS part-time may not have a roommate, guest, family member, or any other person living in their unit during their absence.
  - C. In the event a resident acquires a child by birth, adoption or any other means, resident agrees that he or she will terminate tenancy in the Park within sixty (60) days from the date of such acquisition.
  - D. A second resident who does not meet age and/or occupancy standards will be required to terminate tenancy in the Community upon proper notification of violation (MRL Civil Code Sections 798.34.d and 798.56.d).
  - E. Homesite rent amounts in the Community are based on the occupancy of two people. "There shall be a maximum of two (2) persons per household except where an additional resident is allowed by law" (MRL Civil Code Sections 798.34). (*Rent/Lease agreements, item 2*).
4. **Subletting, Sale, Transfer of Title of Homes**
- A. **Subletting** is not allowed in Forest Springs. This includes subletting while owner-residents are on an extended trip. Subletting a home will result in the unauthorized resident being evicted and the owner becoming subject to eviction. The only exception to the no subletting rule is a clearly defined allowance in the Mobilehome Residency Law (MRL), Civil Code Section 798.23.5. MRL Section 798.23.5 allows a resident to sublet his or her home only when the resident has a personal **medical emergency** or personal **medical treatment** which requires him or her to be away from his or her home for less than a year. Any such medical emergency or required medical treatment must be confirmed in writing by the attending physician. Forest Springs Management must be notified of such a necessity at least 30 days in advance in order to verify the physician's statement and to screen and approve or deny a proposed sublettor. No sublettor will be approved who does not meet all residency requirements. Owners are responsible for the conduct of their sublettor and for payment of the rent and other charges as invoiced by Park Management.
  - B. **Sale of a home to be removed** requires that the owner-resident immediately inform Management in writing when he or she intends to sell a home that is to be removed from Forest Springs. The following may not be included with the sale: "All plants, shrubs and trees planted on the premises as well as all structures, including fences,

permanently embedded in the ground, blacktop or concrete or any structures permanently attached to the ground.” (*Rent/Lease agreements, item 22*).

- C. **Sale of a home to remain in the Community** requires that the owner-resident immediately inform Management in writing when he or she intends to sell a home that is to remain in Forest Springs. Any “For Sale” sign must comply with current requirements of the Mobilehome Residency Law 798.70 and Forest Springs Community Rules and Regulations.
- D. **Prospective new resident(s) must be approved** by Management in accordance with the Mobilehome Residency Law and must execute a Rent or Lease Agreement.
- E. **Transfer of title without a sales transaction** of a home without prior written approval of the new owner by Management will result in the new owner and/or occupant(s) being subject to eviction. Prospective residents must submit an application to Management and be approved for residency in Forest Springs before attempting to occupy a residence. In the event of a transfer of title of a home, at least one person who will be living in the home as his or her primary residence must be a registered owner.
  - 1. Gifting or sale of a residence to an organization is permitted subject to acceptance of the Forest Springs Memorandum of Understanding (MOU) “Transfer of Ownership to an Organization.” The prospective owner-organization is required to meet with Forest Springs Management to clarify the organization’s obligation to comply will all terms and conditions of the MOU.
- F. **Heir(s), Joint Tenant(s) or Representative(s) of a deceased owner-resident** not on the title are not automatically approved to reside in the Park. Heir(s) *et al* must make proper application, be approved by Management as financially and age qualified, and provide proper documentation for transfer of title. In order to continue residency in Forest Springs, heir(s) *et al* already residing in the home and not 55 years of age or older at the time the owner-resident dies are given 60 days to make application with a new age-qualified owner- or co-owner-resident or they are given 60 days to vacate the premise, even though they may already be on the title as an owner or co-owner.

Heir(s) *et al* not already residing in the home may stay in the home not more than 30 days from the date of the owner-resident’s death for the purpose of cleaning, making improvements, or preparing the home for sale. Paid or unpaid contractors or workers shall not stay in the home.

## **UTILITIES AND TRASH COLLECTION**

### **5. Electricity, Propane, Water, Sewer and Telephone**

- A. **Meters and Billing** Propane, electric, and water usage is billed in accordance with current CPUC rates, rules, and regulations. Each homesite has its own electric, propane and water meters. Residents are billed for their electric and propane usage monthly and for water usage bi-monthly. Current utility rates are posted in the Clubhouse as required by law.
- B. **Water** Water conservation is important to prevent runoff, soil erosion, and overloading the Community sewer system. Only running fountains with re-

circulating pumps are permitted. Standing water is to be prevented as it creates health and safety issues.

- C. **Propane** Forest Springs provides a perpetual supply of propane at bulk rates to all residents. However, residents may choose to purchase their own propane from a licensed, approved outside supplier. Residents choosing to purchase propane from an approved outside supplier are required to comply with all Federal, State, county and fire district laws and regulations regarding propane gas containers and vessels. Management reserves the right to approve the location of the propane tank to ensure placement in the most inconspicuous place possible. In some cases, Management may require that the tank be screened. If a Resident is prohibited from installing his own liquefied petroleum gas supply tanks by Federal, State or local law or regulation, then the Community will allow the Resident 120 gallons of propane storage in its central storage facility. A separate agreement and fee for use of the storage and distribution lines will be required and such agreement shall be in accordance with the provisions of the Mobilehome Residency Law or any other law governing the distribution of propane to our residents.
  - D. **Sewer service** Under administration of the California State Water Quality Control Board, Forest Springs maintains its own sewer system, ponds, septic system, and leach fields. Forest Springs bills each resident a monthly fee for the Community sewer service. Monthly sewer fees may change periodically. Residents are given a 60 day notice in the event of sewer service fee changes.
  - E. **Telephone service** is not provided by the Park. Residents can order telephone service from a local telephone company. Residents may not use the Forest Springs office number as a personal contact number.
6. **Trash and Garbage Collection** Forest Springs does not provide trash collection for non-recyclable household garbage or recyclables. Residents must contact Waste Management to arrange for their trash to be collected weekly. Only two Waste Management garbage containers may be used for trash collection. Resident must place container(s) at curbside not earlier than the night before for collection by Waste Management. Garbage containers must be returned to their storage place promptly after collection. Forest Springs currently provides complimentary collection of green (garden) waste. In the event a governmental agency prohibits these services or it becomes economically unfeasible, Forest Springs reserves the right to discontinue complimentary green waste collection.
7. **Television** Expanded Basic cable television is an available option to each homesite for a monthly fee that is billed on a resident's rent statement. For television service (connection, disconnection, or reception problems), resident must contact the Forest Springs office, not the cable company. After requesting cable TV service through the FS office, residents will be contacted by the local cable office to schedule the connection. No outside TV antenna, ham radio or other communications system antenna is permitted without Management approval. All installations of satellite dishes must receive prior approval of Management and comply with FCC rules and regulations.

Upon proper notice, the Park at its sole discretion reserves the right to provide television service to the resident in the form of bulk cable or bulk satellite communications and charge a reasonable fee for this service.

8. Continuous, uninterrupted service of any and all utilities is not guaranteed by Forest Springs Management.
9. SR 14A: Utility and Landscape Easements Forest Springs reserves easements on each homesite to install and maintain underground utilities. Residents must contact Management for location of utilities easements prior to digging or excavation. The cost of repair for disturbance or damage to underground utilities by a resident, guest or person working under the direction or in the employ of the resident shall be the sole responsibility of the resident. A landscape easement is reserved across the rear of the following homesites, extending from the rear site boundary to its toe of slope: Spaces 248-252 and Spaces 285-292. Nevada County requires a 20' minimum setback on these lots and there shall be no installation of homes or accessory structures or any use by residents or guests that interferes with this easement.

#### COMMUNITY FACILITIES

All Forest Springs Community facilities, including streets, curbs, parking bays, and sidewalks are maintained by Forest Springs Management only.

10. Emergency Public Telephones Emergency public telephones which automatically dial only 911 are located:
  - outside the Clubhouse at the main entrance
  - inside the Clubhouse in the social hall
  - outside the Clubhouse in the swimming pool/spa area

#### 11. Recreation Facilities and Clubhouse

- A. All Forest Springs facilities are for the exclusive use of Park residents and their invited guests. Residents understand and agree that the use of these facilities is at their own risk. Residents are fully responsible for any and all actions of their guests and for any damage done to the facilities. It is understood that Forest Springs Mobile Home Community (the Community) will not be held responsible or liable for inappropriate use of the facilities or the unsafe actions of those using the facilities.
- B. Residents desiring to use Clubhouse or adjacent outdoor facilities for private parties may do so providing their event does not conflict with Community activities. Applications for use of Clubhouse or adjacent outdoor facilities are available in the office and must be signed by the resident reserving the facility and approved by Management.
  1. Clubhouse facilities may be reserved for private use for an owner-resident's own birthday, anniversary, reception, etc., but not for the owner-resident's relatives', friends', or guests' special occasions. Note: the pool/spa area is not available for private use.
- C. Facilities may not be used for any for-profit activities.

1. Pre-approval by Management is required on those occasions when the Forest Springs Residents Association or a Forest Springs club wishes to host a presentation by a business, organization, or individual who is likely to generate business by making a presentation. No solicitations of any kind are allowed.
  - D. Facilities may not be used by outside organizations or their chapters for meetings or events unless 80 percent of the attendees are Forest Springs owner-residents.
  - E. Park residents must accompany their guests at all times while they are on Park property. Running, loud noise, or unsupervised activity of any kind is not permitted. Offensive or disruptive behavior that is not corrected immediately will be cause for termination of an event.
  - F. No drinking of alcoholic beverages is allowed in or around the recreational areas or buildings except at special functions and with the specific written approval of Management. No glassware or bottles are permitted in the recreational areas. Special rules covering use of the Clubhouse, pool/spa, barbeque area and other Community facilities are available at the office.
  - G. No animals except certified service dogs for the disabled are allowed in recreation facilities or inside the Clubhouse. (US HUD Code 24 CFR 960.705).
  - H. The Clubhouse and Pool/spa facilities are open for use from 8:30 AM to 9 PM daily.
    1. The pool/spa area is open on a seasonal basis only, usually from Mother's Day to mid-October depending on the weather.
  - I. The Forest Springs business office located in the Clubhouse is open from 9 AM to 2 PM, Monday through Friday.
12. **Social Hall** In addition to those rules of use described in items 11.A–I of this document, residents and guests using the social hall shall also abide by the following:
  - A. No food or drinks may be placed on card tables.
  - B. Residents and guests using the social hall are required to handle their own set up and clean-up, use their own supplies, put tables and chairs away, and leave the facility clean.
  - C. If the activity includes the exclusive use of the kitchen or lobby areas of the Clubhouse, pre-approval is required.
13. **Kitchen** In addition to those rules of use described in items 11.A–I of this document, residents and guests using social hall shall also abide by the following:
  - A. Residents and guests using the kitchen are required to handle their own set up and clean-up, use their own supplies, clean and put utensils/dishes/pans and equipment away, pick up garbage and put in plastic bags for disposal, and leave the kitchen clean.
  - B. If the activity includes the exclusive use of the kitchen or lobby areas of the Clubhouse, pre-approval is required.
14. **Card Room** In addition to those rules of use described in items 11.A–I of this document, residents and guests using the social hall shall also abide by the following:
  - A. No food or drinks may be placed on card tables.

- B. If the activity includes the exclusive use of the kitchen or lobby areas of the Clubhouse, pre-approval is required.
15. **Billiard Room** In addition to those rules of use described in item 11.A-I of this document, residents and guests using the billiard room shall also abide by the following:
- A. No food or drinks may be placed on billiard tables.
  - B. If the activity includes the exclusive use of the kitchen or lobby areas of the Clubhouse, pre-approval is required.
16. **Outdoor Barbeque and Picnic Area** Due to potential fire hazard, use of the barbeque itself must have pre-approval from Management. In addition to those rules of use described in item 11.A-I of this document, residents and guests using the outdoor barbeque and picnic area are required to handle their own set up and clean-up, use their own supplies, and leave the area and barbeque clean.
17. **Outdoor Recreation Areas** In addition to those rules of use described in items item 11.A-I of this document, a group of residents and guests of more than eight in number should have pre-approval from Management.
18. **Dog Run** Residents desiring to use Forest Springs dog runs (ca. Summer 2013) may do so providing such use abides by those specific rules posted at the entrances and also described in the detailed Forest Springs Pet Rules document that must be signed by all residents the Community. Guests and/or service people (day laborers) may not bring pets into the Forest Springs Community.
19. **Pool and Spa Rules** Swimming pool and spa rules are posted in the swimming pool area. Copies of the following rules and regulations covering pool and spa use are available in the Clubhouse office as well.
- A. **All guests MUST be accompanied by their resident host!!!**
  - B. Residents may bring a guest(s) (of any age) to the pool/spa area between the hours of 8:30 AM and 1 PM and after 5:00 PM, Monday through Friday. No guests (of any age) should be in the pool/spa area between the hours of 1 PM and 5 PM, Monday through Friday. On Saturdays, Sundays and/or national holidays a resident may bring a guest(s) any time of day while the pool/spa area is open.
  - C. Bathers must shower before entering the pool/spa.
  - D. Bathers must NOT enter the water with oil or lotion on their bodies.
  - E. Persons of any age experiencing incontinence are NOT allowed in the pool/spa. Diapers are not allowed in the pool/spa. Persons with open wounds or infections are not allowed in the pool/spa. (Health and Safety Code, California Code of Regulations)
  - F. No diving or jumping in the pool/spa. No running, splashing, spouting, horseplay, or boisterous, loud, disruptive, or disorderly conduct allowed. Consideration for everyone in the pool/spa area is the rule.
  - G. Absolutely no alcohol is allowed in the pool/spa area.
  - H. No glassware of any kind is allowed in the pool/spa area.
  - I. No pets are allowed in the pool/spa area.

- J. Any trash or containers brought into the pool/spa area must be removed.
- K. Proper bathing attire must be worn in the pool. (No cut-off jeans with fringe.)
- L. Think safety first!!! Bathers are advised not to swim alone.
- M. Safety precautions must be used at all times. Safety issues for the resident and their guest at the Park's pool and spa facilities are of paramount concern to the Park Management. There is no lifeguard on duty at any time. Residents and their guests may use the pool and spa facilities at their own risk. All residents and guests must immediately notify park management of any perceived or valid hazard or unsafe condition existing in or around the pool and spa facility. The Park is not responsible for swimmers' safety.
- N. Use of the Forest Springs swimming pool is at residents' and guests' own risk. By using this facility, residents and guests hold harmless Forest Springs, LLC, for any liability, damage, loss, or claim that occurs in connection with use of the swimming pool and/or spa by residents or guests.

20. Laundry Facilities Laundry machines are provided by an outside vendor. Laundry facilities are for the use of residents only. The washing machine, dryer and laundry room must be left clean. No tinting or dyeing is permitted in the machines. All clothes must be removed from the machines as soon as they are finished. Posted laundry rules must be observed. Residents using these facilities do so at their own risk. Management does not refund coins lost in the machines.

21. Community Garden Forest Springs has a Community garden area at the rear of RV Lot II, between Phase II and Phase III, for the enjoyment of all interested owner-residents. The use and care of each garden bed shall be assigned to a specific individual, but only one bed will be assigned per household. The use of the Community garden is a privilege, not a right, and all gardeners must adhere to garden rules. All gardeners individually or in a group must be currently registered Park owner-residents. Gardeners are prohibited from using the garden facility until they sign the Community Garden Rules and Hold-Harmless agreement available at the Park office. In March of each year, FS Management assigns garden beds according to a lottery. All Park residents receive a letter notifying them of the garden lottery process and date of drawing.

22. Management's Responsibility, Closure of Facilities The Community facilities may be closed from time to time, without prior notice, for routine cleaning and/or maintenance and repairs.

- A. It is the responsibility of Management to provide and maintain common facilities in good working order and condition. With respect to a sudden or unforeseeable breakdown or deterioration of these improvements, Management shall have a reasonable period of time to repair the breakdown or deterioration and bring the facilities into good working order and condition. For purposes of this section, a reasonable period of time shall be as soon as possible in situations affecting a health or safety condition and shall not exceed 30 days in any other case except where exigent circumstances justify a delay.



## **RULES OF CONDUCT AND GUESTS**

- 23. Rules of Conduct** Any actions which constitute a substantial annoyance to other residents in the Community shall be grounds for termination of tenancy, in accordance with the Mobilehome Residency Law. (MRL 798.56.b) Resident is responsible for the actions of his or her guests while in the Community.
- A. Privacy: Respect for neighbors' rights of privacy must be observed by not trespassing or encroaching on their homesites.
  - B. Noise: In general, any noise that disturbs or annoys residents in the Park is not acceptable. Especially between the hours of 10:00 PM and 8 AM loud music, television, loud talking, beeping car alarms, revving of vehicle or other engines, door slamming, and other potentially annoying noise is not permitted.
  - C. Contractors are not permitted to work in the Community before 8 AM or after 6 PM.
  - D. Unseemly conduct: Interference with Management, residents or their guests, disturbance of peace and quiet, and willful or careless destruction of property is not permitted.
  - E. Littering: Dropping litter of any kind including tobacco products (cigarette or cigar butts, or pipe tobacco, lit or unlit) is prohibited.
  - F. The violation of any law or ordinance of the county, state or federal government will not be tolerated.
- 24. Soliciting or Peddling & Home Businesses** Soliciting or peddling, including the distribution of flyers, by outside organizations or residents is not permitted. Consistent with Nevada County zoning and home business ordinances, private enterprise or commercial business may not be conducted in the Community that generates valid complaints from other residents for things like parking violations, visible business signage, excess traffic in the Park, nuisance, unsightliness, pollutants, conflicts, or use of any common Park facilities.
- 25. Guests Residing in the Park** Any guest staying in the Community for more than a total of 20 consecutive days or a total of 30 days in a calendar year must register with Management. The Resident may be charged a fee for such guest unless a fee for a particular "category" of guest is specifically prohibited by Mobilehome Residency Law. Long term guests(s) in your home must qualify to reside with you according to Mobile Home Residency Law Section 798.34.b. If they do not qualify, they may not continue to stay with you.
- 26. Residents Responsible for Actions and Conduct of Guests** While guests are in the Community, residents are held responsible for their guests' actions and conduct. It is important that guests be informed of the R&R to prevent violations, embarrassing situations or misunderstandings.
- 27. Pets** Violation of any pet rule will first result in a notice to correct the situation. Repeated violations could result in a pet owner being required to remove the pet from Forest Springs or the pet owner with the pet will be required to move from Forest Springs.
- A. Two small pets are allowed per unit, not to exceed 35 pounds each fully grown.
  - B. Females must be spayed.
  - C. Owner must provide the FS office with a photograph of each pet.

- D. All pets must be on a leash at all times when off the resident's property.
- E. When animals defecate anywhere in the Park, the waste must be picked up and taken home for disposal.
- F. Under no circumstance shall pets be allowed to invade the homesite-lot of another resident.
- G. Nuisance noise-making by pets is not permitted.
- H. No pets are allowed in the Clubhouse, garden, or pool/spa area.
- I. Residents are liable for damage or personal injury caused by their pets and they hold harmless Forest Springs, LLC.
- J. In cases where litigation emanates from damage or personal injury caused by a pet, the pet owner shall indemnify Forest Springs, LLC from all such litigation and for all costs of litigation and attorney's fees.
- K. Guests are not permitted to bring their own pets into the park when visiting or staying with residents.

**28. Forest Springs Property** Residents and guests are prohibited from taking any items, supplies, equipment, or other property belonging to Forest Springs. (This includes but is not limited to: paper towels, toilet paper, garbage bags, kitchen supplies, landscaping materials, tools, etc.)

#### **VEHICLES AND PARKING**

- 29. Vehicle Control and Parking** Vehicles must be operated in a safe manner while in the Community. All streets within Forest Springs are fire lanes.
- A. The speed limit throughout the Park is 15 mph and must be observed by all, including residents' guests.
  - B. Vehicles must have a current state registration and be in operating condition. Management requires that vehicle descriptions and registrations be on file in the office for safety purposes. Any vehicle operating within or on the Park's property shall have current insurance and vehicle registration as is required by law to operate on California state and county roadways.
  - C. Vehicles must be parked only in designated parking areas. NO on-street parking is permitted except for vendors, service vehicles, or temporary loading and unloading. No resident, guest, vendor or service personnel shall park on the dirt or gravel areas of any lot without the written consent of park management. Parking is allowed only in a resident's driveway or in designated guest parking areas. Residents shall instruct their visitors to park in their driveways if there is room.
  - D. Guest parking bays are for temporary use by residents, guests, service vehicles and vendors. Residents are prohibited from parking in guest parking bays overnight except with written permission from Management. Guest parking bays shall not be used for park-and-ride carpooling. Only vehicles belonging to guests who are staying overnight with a resident may be parked overnight in guest parking.
  - E. Repair or servicing of vehicles is not permitted.

F. Washing or rinsing of vehicles is permitted only in the car washing area in RV storage lot 1. Vehicles are not to be washed or rinsed in homesite driveways or on the streets.

G. Vehicles parked in a driveway may not extend into the roadway more than one foot.

30. **Recreational Vehicles** Recreational vehicles and campers may not be parked anywhere on a unit's property. Approved recreational vehicles must be parked in a Forest Springs RV storage lot given space availability and a monthly fee, or in any other parking facility off the Park grounds. Covers on recreational vehicles or other items parked in Forest Springs RV/storage areas must be approved.

31. **Storage Area** Any vehicle or other item parked in a Forest Springs storage area is the sole responsibility of the Resident. Management is not responsible for any loss or damage to such vehicle or other item.

#### **ADMINISTRATIVE OFFICE AND MANAGEMENT SERVICES**

32. **Emergency Public Telephones** Emergency public telephones which automatically dial only 911 are located:

- outside the Clubhouse at the main entrance
- inside the Clubhouse in the social hall
- outside the Clubhouse in the swimming pool/spa area

33. **Business Hours; Telephone** Normal business hours for the office and recreational areas are posted. Except in cases of emergency, management should not be contacted after the close of normal business hours. The office telephone, copy machine and fax are for Forest Springs business use only.

34. **Communications** Except for emergencies, all communications by residents must be in writing and signed by the person initiating the communication. A standard communication form is available at the office counter. The communication form shall be used for all complaints and matters regarding safety, repair, maintenance, lease/rent agreement and/or Community R&R issues. The signed form must be delivered to the office. Management cannot ensure anonymity on complaint issues.

35. **Forest Springs Employees' Responsibilities** Forest Springs' employees shall not perform non-emergency services or repairs for any resident during working hours. Forest Springs' employee emergency services and repairs on the resident's property or in a resident's home extend only to resolving the immediate emergency. Thereafter, the resident must on his or her own seek repairs and corrections as may be needed to his or her property.

#### **HOME AND HOMESITE**

As a rule, anything having to do with changes made to the exterior of homes or the homesite must be communicated to the Forest Springs Facilities Manager. He is here to assist residents and inform them of important compliance issues.

- 36. Annual or Biannual Inspections** Forest Springs residents are required to keep their homes' exteriors and homesites attractive and clean. To this end, annual and/or biannual inspections are performed by Management to ensure Forest Springs' appearance and architectural and construction standards are maintained. Also, inspections may be performed in response to Management and/or neighbor concerns.
- 37. Maintenance of Home, Accessory Equipment, and Structures** Maintenance of homes, accessory equipment, and structures includes the replacement of any items that are missing or are damaged to a point that they cannot be reasonably repaired. Accessory equipment and structures refers to anything added to the home or homesite that is not a structural part of the home or homesite itself (such as carports, sheds, driveways, etc.). This obligation also includes the repainting of the home, accessory equipment, structures and appliances when they are in reasonable need of repainting. Color and materials used are subject to Management's written approval. In addition, all such items shall be required to comply with all applicable laws, regulations and ordinances.
- 38. Architectural & Construction Standards** Construction requirements in the Forest Springs Mobilehome Community are regulated by the State of California Department of Housing & Community Development (HCD) and by Forest Springs architectural and construction standards. Residents wishing to make exterior changes to their homes or homesites are subject to these standards and must have Management's approval prior to making such changes. HCD WILL NOT ISSUE A PERMIT WITHOUT PARK MANAGEMENT APPROVAL.
- A. Any plans to landscape, construct, repair, or paint that alter the appearance of the home or homesite or make any exterior changes must have the approval of Management in writing before such work is started.
  - B. Detailed Architectural & Construction Rules & Regulations (A&CR&Rs.) are available from the Facilities Manager who evaluates residents' plans for consistency with Forest Springs' community standards. These A&CR&Rs, plus state Housing & Community Development (HCD) codes and standards, identify Forest Springs' construction requirements and appearance standards. Management may require the removal of any unapproved construction, landscaping, and/or other changes.
- 39. Placement of Manufactured Homes** Before a current or prospective resident purchases a manufactured home to place in the community, he or she must consult with the Facilities Manager to obtain important approval information for consistency with Forest Springs' community standards. An HCD permit is required.
- A. The Facilities Manager must verify that a desired home is acceptable in Forest Springs before it is purchased.
  - B. The Facilities Manager must be consulted as to lot specifications since vacant lots will be different in dimensions which affect what model and size of home can be accommodated at a particular location.
  - C. Both the Facilities Manager and HCD must approve requests to place or replace a home. Forest Springs assumes no financial responsibility for an approved manufactured home placed on a lot that later experiences unforeseeable incompatibilities or flaws.

- D. Detailed A&CR&Rs are available from the Facilities Manager, include critical information for home placement and lot development.
  - E. The Facilities Manager oversees the placement and/or removal of all homes in the Forest Springs community. Once placed, all hitches and tongues need to be removed completely from the home exterior.
  - F. When a home is removed from the site, all structures, awnings, and footings must be removed and the homesite left in its original condition unless other, prior arrangements have been approved by the Facilities Manager.
40. **Homesite Appearance** Resident shall maintain his or her homesite and all improvements on or to the front, back and sides of the homesite in a clean, safe, orderly, and attractive fashion. This includes any improvements which were on the homesite when he or she took possession.
- A. All trash, debris, boxes, tools, barrels, ladders, appliances, etc., must be kept out of sight. Items that cannot be stored out of sight should be stored elsewhere, outside the park.
  - B. Patio and lawn furniture, barbecue equipment, and only one storage shed may be on the outside of the home.
  - C. Unsightly cans, pails or containers may not be used for potting plants.
  - D. Yard ornaments considered unsightly by Management shall be removed.
41. **Homesite Landscaping and Exterior Fixtures** All plants, shrubs and trees planted on the homesite, whether planted by an existing resident or a previous resident, as well as all structures including fences permanently embedded in the ground, blacktop or concrete or any structures permanently attached to the ground, shall become the property of the Community as soon as they are installed and may not be removed by the Resident without prior written approval of Management. However, except as specifically provided by the Mobilehome Residency Law (MRL Article 798.37.5.a and 798.37.5.b), Resident shall maintain all of the above at the Resident's sole expense and responsibility and shall be completely responsible for each of them although they are the property of the Community which may remove them at its option.
42. **Trees on Homesites** Trees that were on the homesite prior to its first occupancy are designated "Community" trees and will be maintained by Management at its sole expense. Any tree planted by the Resident or allowed to grow on the homesite after first occupancy of the homesite will be maintained by the Resident or subsequent Resident of that site at his or her sole expense. When a tree is considered a potential health or safety hazard, Management will maintain or remove the tree as specified by the Mobilehome Residency Law (MRL Article 3.5: 798.37.5). In all cases, Management reserves the right to remove or take other remedial action regarding any and all trees or other landscaping which Management considers a nuisance. To determine responsibility for a particular tree, residents should consult Management.
43. **Common Area Landscaping Control** Residents, contractors, or vendors may not adjust, remove, thin, cut or otherwise alter any landscaping or structures in common areas without Management's written approval. Common areas include but are not limited to

exteriors of facilities, streets and street signs, curbs, parking bays, open areas, islands, empty lots, mini-parks, dog run and sidewalk areas. To verify private homesite versus common area, residents should consult with Management.

44. **Licensing for use of Common Area** Residents whose lots are immediately adjacent to a Forest Springs common area who desire permission to use some portion of a common area are required to sign a revocable “License for Special Use of Common Area Property.” In such cases, the common area remains fully accessible to Forest Springs’ staff and residents and may be revoked by Management at any time for any reason.
45. **Fences** Fences may not be installed or altered without Management approval. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs.
46. **Patios and Decks** Patios and decks may not be installed or refurbished without Management approval. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs.
47. **Roofs and Awnings** Roofs and awnings must be maintained in a structurally sound condition at all times. All new roofs in Phase II and III must be shingle roofs. Roofs and awnings must have a 30 pound snow load capacity. Roofs and awnings may not be installed or refurbished without Management approval. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs.
48. **Skirting, Awnings, Sunscreens and Satellite Dishes** Skirting, awnings, sunscreens and/or satellite dishes may not be installed or refurbished without Management approval. All mobile homes are required to have skirting. Skirting is to be kept in good condition and prevent visibility to mobilehome’s underside. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs.
49. **Driveways and Walkways** Concrete driveways and walkways shall be maintained at Resident’s expense. Driveways and walkways may not be installed or altered without Management approval. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs.
50. **Storage Sheds, Gazebos, Cabanas and Accessory Structures** The following items are under the purview of HCD and typically subject to permits and inspections.
  - A. **Sheds:** Each homesite, except those having garages, must have a storage shed. Location, relocation, and/or replacement of any storage shed must be preapproved in

writing by Management and must comply with the HUD requirements of Title 25. (Refer to A&CR&Rs)

- B. Permanently installed or portable style gazebos must receive approval by Management before installation.
- C. Cabanas: Some homesites may accommodate the construction of a cabana (an additional, detached room) in which case Management's written approval must be given before the required building permit is secured. The Resident assumes full responsibility for taxes levied on a cabana or any other permanent accessory structure.
- D. Accessory structures and wiring: Any electrical service to a storage shed or accessory structure must receive a permit and approval by HCD and must be installed and maintained in accordance with HCD requirements. (Refer to A&CR&Rs).
- E. In all these cases, the Facilities Manager must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs..

**51. Garages and Carports** Some homesites may accommodate the construction of an attached or detached garage, depending on the size and floor plan of the home. Garages and carports will be shown on the site plan and must have Management's written approval. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun.

**52. Drainage** It is the Resident's responsibility to direct all surface runoff from his or her homesite to the street. Water shall not be permitted to drain into an adjoining homesite or over banks into common areas. Gutters shall be installed on all roofs. Water that is collected in pipes shall be directed to the street. Plans for directing gutter and surface drainage to the street must have Management's written approval. Specifications for allowable materials, design, and dimensions are available from the Facilities Manager who must be consulted before any work is begun.

**53. Erosion Control and Slope Stabilization** It is the Resident's responsibility to maintain retaining walls and protective ground cover. Specifications for allowable materials, design and dimensions are available from the Facilities Manager who must be consulted before any work is begun. The Facilities Manager can provide the Resident with a copy of the A&CR&Rs.

## **HOMESITE USAGE**

**54. Yard Sales** No "garage" or "yard" sales at the homesite are permitted without Management approval.

**55. Use of Exterior Space** No towels, rugs, wearing apparel or laundry of any description may be hung outside the home at any time.

**56. Unightly Vehicles and Items** Unightly vehicles or other items shall not be permitted in driveways or on homesites. Any vehicle dripping gasoline or oil must be repaired

immediately to prevent damage to paving or shall be removed from the Community until repaired. Driveways must be kept clean of oil stains.

- 57. Storage at Homesite** Storage at homesites must meet requirements of Nevada County fire codes, HCD, and MRL, as well as Forest Springs' requirements.
- A. Storage of any items under the home (other than wheels, axles and hitches for the home) is not allowed.
  - B. No appliances are allowed outside the home unless installed in a storage shed or accessory structure that has received a government permit or approval for electrical service.
  - C. Fire codes mandate sufficient clear space must be maintained for Management, utilities workers, or emergency personnel access.
  - D. Management must approve covers for acceptable items outside the home.
- 58. Entry to Homesite and Maintenance of Homesite by Management** MRL Section 798.26 stipulates that Management shall have the right of entry to the land upon which the home is situated for administrative duties, maintenance of utilities, and protection of the Community at any reasonable time, as long as it does not interfere with the Resident's quiet enjoyment. Also, Management shall have the right of entry to the land to perform maintenance when the Resident fails to perform maintenance as required. Further, Management may enter the home without prior written consent of the Resident in case of an emergency or when the Resident has abandoned the home.
- 59. Default Maintenance Fees** Management may charge a reasonable fee for services relating to the maintenance of the land and premises upon which the home is situated in the event Resident fails to maintain such land or premises in accordance with maintenance rules after written notification to the Resident and failure of the Resident to comply within fourteen (14) days. (MRL 798.36.a) The written notice shall state the specific condition to be corrected and an estimate of the charges to be imposed by Management for services performed by Management or its agent. Maintenance charges billed to the Resident by Management are due and payable immediately.

#### **LAWS, LIABILITY, AND VIOLATIONS OF LAWS**

- 60. Laws and Special Rules Incorporated by Reference** All federal, state and county laws, ordinances, or regulations affecting mobile home parks or mobile home park living are understood as incorporated herein as if set forth in full. These include, but are not limited to, the MRL, HCD Mobilehome Parks Act and Title 25 of the California Code of Regulations and applicable fire and law enforcement ordinances, regulations, and laws. Other rules concerning the use of the Community's facilities are posted throughout the Community and by this reference are incorporated herein as though set forth in full. Those rules may be supplemented or amended according to California state law.
- 61. Nature of Zoning** The nature of the zoning under which the Forest Springs community operates is R2-MHPD and R1-MHPD, but may be subject to change according to possible future decisions of state and county government.



- 62. **Liability** Neither Park owners nor the Management of Forest Springs Mobilehome Community is responsible for damage, injury or loss to either the property or person of residents or their guests caused by accident, terrorism, weather, vandalism, theft, fire, or acts of God, including but not limited to falling trees or limbs, electrical power surges or outages, or gas leakage from the line between the home and the meter or within the home itself, or any violation of any law, regulation or ordinance of the county, state or federal governments by residents or their guests.
- 63. **Damages** Residents agree to indemnify the Forest Springs, LLC against any damages caused by residents or their guests.
- 64. **Safety Precautions** Residents are expected to use proper safety precautions in securing their homes and homesites, including storage shed, vehicles and other property belonging to the Residents. Forest Springs does not provide individual insurance coverage for Residents. Residents should acquire their own casualty/property insurance for their homes, possessions, personal liability, and homesite.
- 65. **Violation of Laws** No acts or activities shall be committed which would place Forest Springs' owners or Management in violation of any state, federal or local government laws, ordinances or regulations.

**EFFECT OF RULES; ADDITIONAL AGREEMENTS**

- 66. Forest Springs Community Rules & Regulations are consistent with the provisions of the California Mobilehome Residency Law (Civil Code Sections 798-799.11) and are attached to and considered part of any rent or lease agreement between residents and Forest Springs Management. These rules may be changed from time to time, upon proper notice, with or without the consent of residents. Violation of these rules may be cause for termination of tenancy pursuant to the provisions of the Mobilehome Residency Law.
- 67. Any additional agreements between Resident and Management which are signed by the Resident and Management or which are in accordance with the Mobilehome Residency Law are by this reference hereby incorporated and made a part of these Rules and Regulations.

I have received and read the above Rules and Regulations and agree to abide by the same.

<b>Resident</b>	<b>Date</b>
<b>Resident</b>	<b>Date</b>
<b>Management</b>	<b>Date</b>

February 8, 2017
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