

CHAPARRAL MOBILE HOME AND RV PARK
1674 SOUTH AVENUE B
YUMA, ARIZONA 85364
928 783 7245

RULES AND REGULATIONS
EFFECTIVE 11/1/05

All reasonable means will be taken to make your stay here a safe and pleasant one. The following rules and regulations have been made by the park to insure fairness to all residents. They are designed to protect the rights and property of all parties.

1. All tenants must register at the office upon arrival. Applications for Residency will be accepted from older adults (55 and over) One of the applicants has to be 55 and older and the other residents must be at least 45 years and older. All rents are payable in advance, on or before the 1st day of each month and are delinquent after the 6th day of each month. Late charges for delinquent rents are provided for in the rental agreement.

2. Basic rental rates are for one or two adults only. The rates are based on the size of the mobile home, the size of the lot, the location of the lot and if the lot is rocked or has grass. All overnight guests must be registered at the office on the day of arrival. Guests will be allowed use of all park facilities when accompanied by the tenant. The tenant will be responsible for the conduct and supervision of his/her guests at all times.

3. Rent includes use of all park social and recreational facilities. Please check with the office to reserve the clubhouse for private functions.

4. No rent refunds will be made for partial months occupancy unless the Tenant gives management thirty (30) days notice of departure.

5. Each space will remain under the direct control of the management. Subletting of any mobile home is not permitted. No fences are permitted. No clothes drying outside the mobile home. Clothes lines are available by the laundry room and clothes will be removed when dry. Standard lawn furniture, bicycles, barbecue and storage shed are the only items permitted to be stored outside the mobile home. Tenants shall maintain their space in a clean and orderly fashion and care for all plantings, trees and shrubs. Plantings may not be removed without management's approval. Additional plantings must be approved in advance to prevent disturbing under ground utility lines.

6. It is the tenant's responsibility to make arrangements for upkeep and maintenance of their mobile home and space before leaving on extended periods

and notify the manager of such arrangements before leaving. Should a space be in need of care, tenant will receive a notice to this effect and be given ten (10) days to remedy the situation. After that time, the work may be done, in which case tenant will be charged or the rental agreement may be terminated.

7. Trash and garbage disposal is made by the tenant into centrally located containers.

8. All mobile homes are required to have approved skirting and awnings within 30 days (30) of move in. All such materials must meet park standards. No additions of any kind may be erected without prior approval from the management. All storage sheds must be at least 3 feet away from the property line and the total square footage of storage will not exceed 100 square feet. Tenants have 30 days of time to install skirting and/or awnings. Additional time may be given by management for good cause. No window a/c units, or swamp coolers are permitted. A central air conditioner located along the side of mobile home with ducting underneath the home is permitted.

9. All pets must be approved by the manager in advance and will be limited in size. Management has set a limit on the number of pets to be allowed. All pets must be on a leash or carried when outside the home and may not be left unattended. The owner is responsible for the pet at all times, including and not limited to, immediate disposal of droppings and insuring that the pet does not disturb other tenants in any way. All pets must be registered at the office. No guest's dogs or cats are allowed. Pet food is not to be left outside the home and feeding of stray animals is prohibited. Female animals will generally be disapproved unless spayed. This section applies only to tenants whose rental agreement allows pets. Assistive animals for tenants reasonably requiring them due to disability are not pets and are not subject in the parks size or weight restrictions, nor are they subject to pet fees. Assistive animals must be registered with the manager. Tenants are responsible for cleaning up after and for the behavior of their assistive animals.

Dangerous breeds of animals will not be allowed. In the case of dogs, dangerous breeds include Chows, Dobermans, Rottweilers, Wolf-hybrids and Pit Bulls. This applies to both full and partial breed dogs. Management's decision as to whether a dog is a dangerous breed is final and conclusive.

10. Tenants and visitors shall park vehicles only in the designated areas. Recreational vehicles, boats, and other similar bulky items are prohibited from contiguous storage on mobile home lots. No disabled vehicle or storage of a vehicle is permitted on the lot.

11. Park services such as electricity, gas, sewer and water are run to the space and park or utility will service. From the space to and throughout the home is tenant's responsibility. All utility connections from home to park

must be by licensed craftsman, using park approved materials.

12. Vehicle speed limits are posted for safe traffic movement and must be observed.

13. Loud parties, excessive volume of radios, televisions or musical instruments will not be allowed.

14. Signs, other than the tenant's name and space number are prohibited from placement on the individual lots. Should the tenant place a for sale sign, one sign is allowed which may be in the front of the home on a realtor type sign post or a sign in the window of the mobile home. The sign may identify the name, address and phone number of the owner or agent.

15. This park or its address must not be used for the purpose of advertisements or sale of merchandise. No private business may be conducted in the park by anyone. If you are contacted by such, notify the office at once. Carport sales, conducted by tenants are permitted only to dispose of personal property of residents on a non-commercial basis and only with prior approval of the manager.

16. When selling your home on-site, please notify management, as they must approve of any new purchases. In addition, you must receive written permission from management to sell your home "on-site". Mobile homes approved for resale will be upgraded to the level of all mobile homes coming into the park for the first time.

17. The office will be open as posted on the door. Please conduct all park business during the posted hours.

18. The management will make every reasonable effort to provide a clean and safe environment, however, we disclaim any responsibility for any losses resulting from fire, theft, accident or natural disasters. No violation of any law or ordinance of the city, county, or state will be tolerated. No activities shall be permitted which would place the management or owner of these premises in violation of the law.

19. Special rules pertaining to the pool, clubhouse, laundry room, and the equipment and facilities therein are posted at those locations. Those special rules constitute a part of these rules and regulation, and violation of them will be treated as a violation of these rules and regulations.

20. No exterior radio or television antennas or dishes, or similar items may be erected on the home or the space except in compliance with this rule.

(a) Antennas one meter or less in diameter or diagonal measurement which are designed for over the air receptions of signals from satellite, wireless cable or television broadcasting facilities, together with their associated mounting hardware

and mast , if applicable, may be installed subject to the following restrictions:

(1) All locations, manner or installation, screening and color must comply. Locations on the space must be approved by management before actual work is commenced to ensure that any restrictions will not be violated.

21. Management has the right to prevent access to the park and to remove any one other than approved residents deemed objectionable. Tenants permitting guests who are objectionable to be on the premises are subject to a notice of termination of tenancy for material non-compliance with park rules.

21. Tenants must give the management at least a 30 day notice if planning to move out. When the home is removed, all necessary structures such as sheds, awnings, carports, fences, Arizona rooms and the like must also be removed. The site must be left clean, free of trash, building materials and construction debris.

22. The owners reserve the right to amend, revise and add to the park rules and regulations from time to time and in accordance with the law. The park rules and regulations are incorporated into the lease or rental agreement by reference.

23. In the event of an emergency and the park is left unattended Please call Bruce Riddle's cell (928 581 6944) (805) - 688 3325 (Jack Patterson) or (805) 688 4411 (Dorothy Springer)

_____ Date _____
Resident

_____ Date _____
Resident

I certify I gave a copy of the Rules and Regulations to _____

Space _____ on _____ 20 _____

Manager