

Collective Communities

COLLECTIVE COMMUNITIES LAVENDER MEADOWS MHC

A 55+ Manufactured Housing Community

Addendum C

Rules and Regulations

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1. General Rules;

The following Rules and Regulations are intended to provide for the health, safety, and welfare of all individuals at Collective Communities Lavender Meadows MHC LLC, a 55+ Manufactured Housing Community (hereinafter referred to as the "COMMUNITY" or "Lavender Meadows") as well as to provide for efficient and proper maintenance and operation of the COMMUNITY. These Rules and Regulations apply to all Tenants, their families, guests as well as occupants and renters. The rules and regulations may be amended or changed upon thirty (30) days' notice to the Tenant.

CLASSIFICATION: The federal fair-housing age classification for this COMMUNITY is a 55+ manufactured home COMMUNITY, allowing residents 55 years of age or older. Our policy in applying this classification includes the following terms and conditions: At least one HOMEOWNER who is also an occupant must be 55 years of age or older, additional occupants must be over the age of 45 years. HOMEOWNERS and Occupants agree to cooperate with any and all reasonable efforts by the COMMUNITY to confirm and certify that the age requirements of the COMMUNITY are being adhered to, including the prompt and accurate completion of any recertification requests made to HOMEOWNERS and Occupants by Lavender Meadows which include requests for the disclosure and documentation of the names and ages of any and all HOMEOWNERS and Occupants at each COMMUNITY lot.

These rules and regulations are expressly made a part of the Rental Agreement between the Tenant and Lavender Meadows.

A copy of R.C.W 59.20, Mobile Home Landlord-Tenant Act, is posted in the COMMUNITY office for Tenant's use and review. At no time shall these Rules and Regulations be interpreted or applied so as to conflict with RCW 59.20.

Any violation of the Rules and Regulations can lead to termination of tenancy and eviction consistent with RCW 59.20.

The owners and MANAGEMENT of the COMMUNITY are **not** responsible for any accident, injury or loss of property due to fire, theft, wind, floods, or any other act of God. All equipment or apparatus on COMMUNITY property is for the sole use and convenience of authorized Tenants only and all persons using COMMUNITY equipment or apparatus do so at their own risk. Please immediately notify the MANAGEMENT if any COMMUNITY equipment or apparatus needs maintenance, is damaged, or is otherwise not functioning properly.

No business, commercial enterprise, or door-to-door solicitation shall be permitted within the COMMUNITY consistent with RCW 59.20.070(2)-(4).

The posted speed limit within the COMMUNITY is five (5) miles per hour. Excessive speed or unsafe operation of a motor vehicle is not permitted. Tenants are urged to watch for pedestrians whenever driving in the COMMUNITY as COMMUNITY roads may be used by pedestrians as well as vehicles.

Activities which unreasonably disturb or interfere with another tenant's peaceful enjoyment of any part of the COMMUNITY shall not be permitted. Creation of a nuisance, annoyance, noisy disturbances, indecency, open intoxication, disorderly conduct, abusive language, harassment of any kind to any individual on COMMUNITY property or other failure to comply with COMMUNITY rules, or which violate any statute, ordinance, regulation or rule, will result in an eviction notice.

Use or display of weapons or firearms of any kind including but not limited to sling shots, bb guns, pellet guns, dart guns, throwing stars, knives, machetes, fire, fireworks, firecrackers, or any other weapon capable of firing a projectile, etc., is strictly prohibited and will result in an eviction notice.

Activities which violate any governmental statute, ordinance, regulation, or rule shall not be permitted. Federal, state, and local laws and civil codes shall be adhered to by all Tenants and guests.

If at any time it is necessary to call the police or any other enforcement agencies, please do so immediately and then notify MANAGEMENT as soon as possible. Please note that MANAGEMENT cannot enforce the law on behalf of law enforcement or the police, so it is the primary responsibility of the witness or victim to notify law enforcement or the police. If you see something, say something.

Fireworks, outdoor wood fires, fire pits, trampolines, swimming pools and hot tubs are not allowed as they are a health and safety hazard that affect the COMMUNITY'S ability to obtain and keep insurance. Tenants shall notify MANAGEMENT of any hazardous conditions which are known to them.

Any complaints by tenants must be in writing, provide the name, space number and telephone number of the individual(s) making the complaint, the date, time, description and detailed nature of the complaint, and the date presented to MANAGEMENT. Complaints must be presented to MANAGEMENT as soon as possible after the occurrence to the office and during office hours, unless the complaint involves an emergency.

2. Tenancy Criteria / Application Process;

IT IS RECOMMENDED THAT YOU DO NOT COMPLETE A PURCHASE OF A HOME WITH THE OWNER/S OF THE HOME IF YOU INTEND TO KEEP THE HOME IN THE COMMUNITY UNTIL YOU HAVE OFFICIALLY BEEN APPROVED IN WRITING FOR TENANCY BY COMMUNITY MANAGEMENT. If a manufactured home is sold to remain in place without prior written

approval of a transfer in tenancy by the MANAGEMENT, the tenancy will be rejected, and the manufactured home must be removed from the COMMUNITY immediately.

Our screening process includes Past Rental, Criminal and Credit histories. **For current screening policy guidelines, please see MANAGEMENT for a copy.**

Owners of manufactured homes occupying space within the COMMUNITY must meet these criteria. Occupants/Guests without the tenant(s) present are subject to the same qualifications and approval prior to occupying the home, as are prospective buyers. No more than two (2) guests may be present at a tenant's home in the COMMUNITY without the tenant present. All visitors (as defined in section 17), and guests (as defined in section 18) who stay in the COMMUNITY without the tenant must be provided a copy of these Rules and Regulations from the HOMEOWNER before their arrival and a copy must be posted in the home.

Occupants, with tenant present, that are family members will be screened using the same process as owners but if the criminal portion of the screening comes back unfavorable, then at the discretion of MANAGEMENT, a Temporary Occupancy Agreement may be executed. ALL owners and occupants must not have a criminal record which violates the COMMUNITY's screening policy guidelines.

Occupancy shall be limited to a maximum of two (2) persons per bedroom plus one person.

People wishing to apply for tenancy must bring, at least 15-days prior to occupancy, a completed application, application fee in the form of a cashier's check or money order, driver's license, and social security card. Providing false information on the application is cause to deny tenancy or for eviction when discovered. All applications will be processed immediately but may be held up by the non-response from applicant's references or other delays in obtaining confirmation of the information provided in the application. Please provide complete information and be patient with this process.

3. Rental Agreements;

No prospective Tenant can move into the COMMUNITY and no manufactured home can be landed in the COMMUNITY until all of the required leasing documents are fully executed, received and approved by MANAGEMENT.

MANAGEMENT reserves the right to inspect each manufactured home before its entrance into the COMMUNITY. If it does not meet COMMUNITY standards, it may be rejected. Please see section 5 [Manufactured Home Standards] and section 6 for [Manufactured Home Lot Standards] for minimum COMMUNITY requirements. If you are a Dealer who desires to place a home in the COMMUNITY to sell please see MANAGEMENT for a copy of the "Dealer Home and Lot Standards."

Currently, the COMMUNITY offers a rental term of one (1) year. Tenants may choose a month-to-month tenancy, but must also separately waive, in writing, the right to a one-year rental term, as required by the law.

The Following Must Be Received At Least Ten (10) Calendar Days Before Occupancy/Landing:

Landing a new home:

- All current documentation required or issued by either the City of Sequim Building Services or State of Washington Building Codes Division before moving a new home into Collective Communities Lavender Meadows.
- A copy of the Certificate of Manufacturer's Origin (CMO) must be provided for the manufactured home located/to be located in the space assigned.
- Name, contact information and business license of Home Installer, Electrician, Plumber, and any other professional service provider, as applicable, that will be assisting with the landing of the home and all utility hookups.
- Certificate of Insurance (COI) from any/all professional service providers naming both the property (Collective Communities Lavender Meadows MHC) and the property management company (Collective Communities Property Management) as an additionally insured.
- Evidence of current insurance on the manufactured home transport vehicle with a minimum of \$100,000 of liability coverage.

Occupancy:

- First month's rent, that may be prorated depending upon lease signing day.
- Security Deposit that is equal to the first month's rent. If all the rent is paid current upon removal of the Manufactured Home from the rented lot and no trips to the dump are required to dispose of tenant's trash, as well as no damage has been done to the COMMUNITY'S property, the residents' security deposit will be returned. Tenant's forwarding address must be provided in order to refund the security deposit. If the COMMUNITY does not have a forwarding address, the security deposit refund will be mailed to the Tenants' last known address.
- Signed One-year lease agreement or Month-to-Month lease agreement along with the Waiver of Lease form. Lease Holder must at all times be identified as the registered owner on the Certificate of Title for the manufactured home located/to be located in the space assigned in Item 1 of the Rental Agreement.
- Tenant will be provided copies of Addendum A – Manufactured Home Lot Description, Addendum B – Utility Connection Description, Addendum C - Rules

and Regulations, Addendum D – Additional Fees & Charges, Addendum E – Pet Agreement for their review.

- Copy of current manufactured home vehicle registration or certificate of title from the Washington State Department of Licensing.
- Copy of current tax records for manufactured home vehicle.
- Evidence of current insurance on the manufactured home vehicle with a minimum of \$50,000 of coverage, which identifies the Landlord as an additional insured.
- As part of Addendum C - Rules and Regulations, the following must also have been completed in full:
 - 1) Completed Vehicle Identification and Registration Form
 - 2) Emergency Contact Form
 - 3) Home and Work Phone Numbers/Employer/Mailing Address Form

4. Landing of Manufactured Homes;

Landing of the manufactured home will not be allowed, and utilities will not be activated to the rental site unless and until MANAGEMENT receives all of the documentation set forth in the paragraph above AND such information has been verified, approved and signed off by MANAGEMENT.

When landing manufactured homes in the COMMUNITY, new Tenants must place their homes in the space designated and must be in compliance with all applicable set-back requirements (or variances) required by applicable city, county and/or state laws and regulations.

MANUFACTURED HOME SET-UP

Unless otherwise required by law, the COMMUNITY is not responsible for topsoil, lot preparation, foundation stability, final grading, settling, drainage, gravel, or relocation of any utilities unless agreed to in writing by MANAGEMENT. All of these items must be accounted for in resident's site plan and/or landscape plan. Both the site plan and landscape plan must be reviewed and approved by the COMMUNITY manager prior to setting up the home in the COMMUNITY.

HOMEOWNER agrees that HOMEOWNER has examined the condition of the lot and is aware of its condition and accepts said lot "as is" and "with all faults". HOMEOWNER further states that HOMEOWNER has not relied on OWNER/COMMUNITY for advice concerning the installation of

the manufactured home and has relied and discussed such installation with a manufactured home dealer or contractor and is relying on the skill, experience and judgement of the manufactured home dealer or contractor.

HOMEOWNER will give OWNER 72-hour notice before their manufactured home arrives in the COMMUNITY for set-up. Homes may be delivered between the hours of 8 am – 5 pm, unless otherwise agreed upon by MANAGEMENT. On arrival, OWNER will instruct HOMEOWNER and HOMEOWNER'S driver on where to store the manufactured home pending set-up.

Prior to siting any manufactured home in COMMUNITY, the HOMEOWNER shall be responsible for coordinating with the COMMUNITY manager to specifically locate the position of the manufactured home on the lot. Corner stakes will be set on the lot to locate the proper position of the home relative to the street and lot corners. The HOMEOWNER will be responsible for coordinating with the manufactured home dealer and/or transportation company that moves the manufactured home to ensure that the manufactured home is properly positioned on the lot. All HOMEOWNERS with mortgaged, manufactured homes who are purchasing their home on a contract shall furnish to the Manager, the name and address of the lienholder or mortgagee prior to moving the home into the COMMUNITY.

On arrival at COMMUNITY for set-up, HOMEOWNER will register with OWNER the license number of the vehicle which is towing their manufactured home and the license number of the manufactured home, if required to be licensed. If the manufactured home is not required to be licensed, HOMEOWNER will register with OWNER the manufactured home's color, make, model and dimensions.

Unless otherwise required by law, all aspects of manufactured home siting and set-up, including electrical, gas, telephone, sewer, water, and cable television hook-ups, as well as provision of required foundation or footings, and any other necessary blocking, are the sole responsibility of HOMEOWNER.

As part of hooking up to the COMMUNITY'S water system, HOMEOWNER must install a back-flow preventer device at HOMEOWNER'S expense. HOMEOWNER must obtain regular certification that the backflow assembly device is functioning properly as required by the City of Sequim and other applicable local code, ordinances, and state laws.

HOMEOWNER is responsible for any damage caused to their lot, other lots, streets, or any portion of COMMUNITY during the siting or removal of their manufactured home and shall reimburse the COMMUNITY or other HOMEOWNERS, as appropriate, for any loss suffered. If the use of a crawler or other similar equipment with metal tracks is used during siting, pads must be used over asphalt streets to prevent damage.

The interior streets of the COMMUNITY are made of porous pavement and have been designed with an underlying infiltration bed that functions as the COMMUNITY'S stormwater management system. Please note that only the interior streets are composed of porous asphalt,

driveways and parking areas are not. While porous pavement does offer many advantages over regular pavement, there are a number of precautions that must be observed in order to preserve its effectiveness.

The primary goal of porous pavement maintenance is to prevent the pavement surface and/or underlying infiltration bed from being clogged with fine sediments. All HOMEOWNERS and their contractors/subcontractors, landscapers, vendors, and/or guests/visitors must adhere to the below guidelines for preserving the pavement surface.

NO CONSTRUCTION OR MATERIAL STAGING ON ASPHALT. Violators will be subject to fines.

- HOMEOWNER must contact MANAGEMENT at least 1 week in advance if HOMEOWNER is aware that any heavy trucks or machinery will be employed by a contractor, subcontractor, or vendor to complete work on HOMEOWNER's lot/home i.e. landscaping equipment, moving trucks, materials delivery, etc. In addition, MANAGEMENT will provide a handout with detailed information on the preservation of the asphalt that should be provided to any contractor or vendor who will be performing work at your lot.
- No debris or materials of any type are to be stored or dumped on roadway.
- All materials including but not limited to sand, fill, gravel etc. must be stored off-street on plastic or tarps and covered in such a way to as to prevent any runoff or drainage that could result in any of the material being deposited on to the roadway. Straw waddles, silt fences, and other methods to mitigate runoff may be required by MANAGEMENT.
- Do not park vehicles on the streets for extended periods of time driveways and parking areas will be exempt from this rule as they will not be made of Porous Asphalt.
- Absolutely NO equipment with metal tracks is to be driven directly on the roadway without rubber matting underneath. Rubber mats can be provided by MANAGEMENT upon request.
- Absolutely no "dry steering" on asphalt. Trucks bringing in heavy loads will need to plan routes ahead of time and plan on making multipoint turns where space is limited.
- Any spills, mud or dirt tracked on to the asphalt will need to be cleaned up immediately. When dirt or sand removal is required, it will need to be vacuumed rather than swept or blown. Please plan accordingly.
- A blower can be applied to light amounts of material or debris that is not composed of particles small enough to fill in the voids of the pavement (roughly 3/8" or larger). Larger debris should be swept up or blown away from roadway and collected for disposal whenever possible. When using a blower, the debris must not be directed toward the asphalt.
- All landscaping and or dirt work must be done in such a way as to prevent any drainage runoff from entering the roadway.

- All lot grading must be done in such a way to where there is a slope away from any structures but also preventing any runoff from going into the roadway. Each Lot will have a drainage trench where the rainwater should be directed.
- Planted areas adjacent to the pavement should be well maintained to prevent soil washout onto the pavement. If any washout does occur it should be cleaned off the pavement immediately to prevent further clogging of the pores. Furthermore, if any bare spots or eroded areas are observed within the planted areas, they should be replanted and/or stabilized immediately.
- No sand or other abrasives such as cinders allowed when de-icing. A light application of Calcium Chloride (regular rock salt) or Magnesium Chloride is permitted. Please use ice melt sparingly. MANAGEMENT reserves the right to prohibit use of ice melt if blatant overuse causes harm or clogging to the asphalt.
- Snowplows must use skids on the blade to raise the blade roughly one inch above the street to avoid damage to the asphalt.

HOMEOWNER is responsible for connecting the manufactured home to the sewer line with rigid pipe conforming to all current and applicable building codes. The manufactured home must be placed on the lot so as not to cover or enclose sewer and water connections, as required by law.

HOMEOWNER must remove any towing hitch within thirty (30) days after the manufactured home is placed on the lot. Temporary steps must be removed within thirty (30) days of set-up and replaced with permanent steps. The installation of all porches, gutters, skirting and landscaping features must be completed within sixty (60) days of siting the home on the lot.

HOMEOWNER will not be entitled to move into their manufactured home until siting and set-up has been approved by the COMMUNITY.

5. Manufactured Home Standards;

This is a planned COMMUNITY and OWNERS/TENANTS desire to place their home in an aesthetically pleasing development to preserve the value of their homes. Prior to siting any manufactured home in the COMMUNITY, the HOMEOWNER shall be responsible for providing MANAGEMENT and/or OWNER a copy of the manufactured home purchase agreement (if the home is new) or accurate description of the manufactured home that confirms that the purchase agreement includes all required improvements as set forth in this Section (Section 5) of the COMMUNITY Rules and Regulations. Specifically including skirting, decking, awnings, and garages. In those cases where a HOMEOWNER is moving a qualifying manufactured home into the COMMUNITY that is not a new purchase, the HOMEOWNER shall be responsible for providing a photograph together with a complete description identifying the size and materials of all improvements including garages that will be sited in the COMMUNITY.

All home roofs must have composition asphalt shingles or the equivalent with a pitched or gable roof profile, or 1.5" standing seam metal with a pitched or gable roof profile. All metal roofing and skirting shall carry UL 580 Wind Uplift (Class 90), UL 1897 Extended Phase Wind Uplift, UL 2218 Class 4 and UL 790 Class A Fire Rating. City of Sequim requires a minimum 30lb roof load, as such any home being placed in the COMMUNITY must meet this requirement.

No permanent alterations are to be made to the manufactured home, any structure on the manufacture home lot, or manufactured home lot itself, without the prior written permission of MANAGEMENT (including fencing, painting, color scheme changes, etc.). The COMMUNITY reserves the right to approve any exterior accessory or structure added to the manufactured home or placed on the manufactured home lot prior to its installation. All structures must be of factory-manufactured material or specifically approved in writing by the COMMUNITY prior to construction and/or installation. The COMMUNITY reserves the right to request that all permanent structures erected by a HOMEOWNER be removed at the HOMEOWNER'S expense when the HOMEOWNER moves from the COMMUNITY.

All homes, accessories, and/or alterations/additions shall comply with applicable federal, state and local statutes and ordinances as to their construction, installation and maintenance.

No manufactured home, accessory structure or addition, including awnings, decks, etc., may be placed closer than permitted by county/city set back requirements to any lot boundary line. No manufactured home, accessory structure and/or addition to include decks, awnings, porches, etc., may be placed closer than 3 feet from any electrical transformer.

All homes must have a window of not less than 12 square feet on the side of the home facing the street; example: 3'6" wide by 3'6" high. A smaller window may be allowed with the prior written approval of COMMUNITY on the condition that the HOMEOWNER install landscaping acceptable to MANAGEMENT across the front of the home to visually compensate for the lack of a window(s). The window(s) facing the street must have wood trim painted a complementary color.

Homes moving into the COMMUNITY must be a minimum of 20' wide (unless a lesser width is approved by COMMUNITY management), and must be approved by COMMUNITY management prior to move-in. MANAGEMENT reserves the right to refuse admission to any home that does not meet COMMUNITY standards, or the condition and/or appearance of the manufactured home is misrepresented.

All homes must be "pit set" using a concrete slab or runner foundation with a minimum 6 ml. continuous polyethylene vapor barrier. Backfill and resulting final grade should allow for water to slope away from the home.

All homes are required to have wood, vinyl, or fiber cement (Hardie) siding. Skirting must be either split face block, Duraskirt, or CMU/concrete blocks. Skirting must be continuous; any noticeable cracks or seams between the skirting panels must be caulked and painted within thirty

(30) days following set-up. Note: Certain types of skirting that have a factory finished appearance may not require painting. Corrugated metal or fiberglass skirting is NOT allowed. All skirting must have an access panel (minimum dimensions 24" X 24") that does not require tools for opening or closing and is located so that fuel, electric and water and sewer connections are readily accessible for inspection and repair. Access panels may NOT be located at the front of the home. The skirting must be installed to include proper venting.

HOMEOWNER is responsible for installing or constructing the following within thirty (30) days of set-up of the manufactured home:

- a) Split face block, Duraskirt, or CMU/concrete block skirting compatible with the manufactured home and painted to match it, or some other suitable siding approved by the COMMUNITY.
- b) Pre-painted continuous aluminum or galvanized metal gutters, down spouts, and (where applicable) splash guards.
- c) Two external hose bibs, one on each side of the manufactured home.
- d) **Attached or detached garage:**
 - 1) if attached or detached, the garage shall not be smaller than 16'x20';
 - 2) if attached, the garage shall not be larger than 20'x24'; and
 - 3) Each garage shall be roofed with asphalt shingles or 1.5" standing seam metal that has a minimum 30lb roof load and is compatible with the color and style of the manufactured home.

All manufactured homes must have concrete landings, unless otherwise approved by MANAGEMENT, not smaller than specified below unless otherwise approved by COMMUNITY management. Exceptions to minimum size requirements may be approved if HOMEOWNER'S assigned lot will not accommodate structures of the stated dimensions. All plans for landings must be approved by COMMUNITY management prior to installation and construction. Any landing area shall total no more than 500 square feet. Minimum landing sizes shall be a minimum of 3' x 3'.

Decks and porches must be skirted with either manufactured skirting of a similar style and color as the skirting used to skirt the manufactured home or fully enclosed with pre-treated wood so as to be compatible with the design of the porch and deck. All decks, porches and steps must have handrails. Vertical slats/railings made of 2" X 2" material on 4" centers must be installed between the top of the railing and the deck and step treads. Deck flooring must be constructed of 2" X 4" or 2" X 6" pressure treated/weatherized wood or composite decking material.

Landings must be installed within thirty (30) days following set-up of the manufactured home.

Any wood frame patio awning must have composition asphalt shingles or the equivalent, or 1.5" standing seam metal with a pitched or gable roof profile. All metal roofing and skirting shall carry UL 580 Wind Uplift (Class 90), UL 1897 Extended Phase Wind Uplift, UL 2218 Class 4 and UL 790 Class A Fire Rating. City of Sequim requires a minimum 30lb roof load. Any wood frame patio awning must also be designed and painted to match the manufactured home and be approved by MANAGEMENT in writing prior to its construction. Attached or detached garages are the standard requirement in the COMMUNITY.

All above-ground piping must be protected from freezing with adequate heat tape and wrapped with insulation. All above-ground plumbing must be connected to an underground shut off/gate valve that is accessible and maintained in good working order at all times. HOMEOWNERS are responsible for bleeding outside water lines prior to subfreezing weather conditions. Any damage or expense caused by freezing pipes will be borne by the HOMEOWNER.

Each HOMEOWNER shall receive a LANDSCAPING WORKSHEET and Porous Pavement Procedures at the time HOMEOWNER makes application for residency. The worksheet will outline a general landscaping plan for all planted areas, including sod, shrubs, trees and other plants. In addition, all gravel, mulch, pavers, retaining walls, fencing and any other exterior visual improvements to the lot should be included on the Landscaping Worksheet. Prior to siting of the manufactured home, HOMEOWNER must submit a Landscaping Worksheet to MANAGEMENT for review and approval. No home will be allowed to move into COMMUNITY until the proposed landscaping has been approved by the COMMUNITY. Not later than ninety (90) days following move-in, each new HOMEOWNER shall be required to install sufficient landscaping so as to meet the minimum landscape standards set forth below:

a) Landscape Plan with Front Yard Lawn: If the HOMEOWNER elects to install a lawn in the front, side or rear yard areas of the lot, the lawn must be mowed regularly and kept weed free. The lawn must also be regularly watered. An optional irrigation system may be installed by an approved vendor. All lawn areas must be installed using sod. All areas with sod must be prepped with at least 4" of topsoil and fertilized prior to sod installation. If a front lawn is chosen, no less than 5 ornamental bushes or shrubs must be placed in the front yard in addition the sod. The HOMEOWNER may also place a mulch or planting bed border in front of the home.

b) Landscape Plan without Front Yard Lawn: If a HOMEOWNER elects not to install a lawn in the front yard, acceptable alternatives include weed barrier fabric covered with a minimum of 2"-3" of decorative rock or bark mulch together with a minimum of not less than 8 evergreen shrubs, measuring either 18"-20" in size plus not less than five additional shrubs, ornamental grasses, or plants of a size not smaller than 1-gallon in size. All yard areas that are covered with decorative rock or bark must be kept weed free at all times. No weed cloth may be visible and all plants are to be watered on a regular basis.

c) All shrubs and their locations must be approved by MANAGEMENT in writing using the Landscaping Worksheet before planting. All bushes or shrubs shall have a maximum typical growth height of 5 feet and must be kept aesthetically trimmed at all times. No shrubs shall be used as a hedge. No yard plants are to be kept in containers except for two decorative pots placed at either side of an entryway. In addition, two hanging planters may be placed at the porch or up to two spikes or stands specifically designed for hanging baskets may be placed on the lot. No more than two hanging basket stands or spikes may be placed on the lot. All flowering plants must be kept maintained and watered. If annuals are planted, they must be removed once their growing season has ended.

d) Back and side yard areas to be sod. Additional flowering plants or shrubs may also be installed after written approval using the Landscaping Worksheet only.

e) HOMEOWNER may elect to plant exactly one tree at each lot. No other trees shall be permitted under any circumstances. Only trees listed on the Landscaping Worksheet shall be permitted unless otherwise approved in writing on the Worksheet. Tree placement must be approved by MANAGEMENT via the Landscaping Worksheet.

f) All HOMEOWNERS are required to landscape and maintain the yard area next to the driveway that lies within the boundary of the lot. HOMEOWNERS are encouraged to help each other within the COMMUNITY and/or may make arrangements with their neighbor to allow the neighbor to improve and/or maintain the landscaping in this area if both parties agree.

The COMMUNITY reserves the right to make reasonable modifications to the manufactured home standards identified herein to accommodate special circumstances which may be dictated herein by the terrain of the COMMUNITY or individual lots.

No excavation of any kind shall take place until and unless the COMMUNITY has been notified due to the existence of underground utilities. The HOMEOWNER shall be responsible for obtaining any and all locates to identify underground public utilities prior to approved excavation. If HOMEOWNER hires an individual/company for any work requiring excavation, HOMEOWNER will be responsible for any damages caused by excavation without proper notification of location of any and all existing lines. Digging without knowing the approximate location of underground utilities can result in damage to gas, electric, communications, water, and sewer lines, which can lead to service disruptions, serious injuries, and costly repairs.

6. Manufactured Home and Lot Maintenance;

HOMEOWNER is responsible for maintaining, keeping clean and in good repair the exterior of their manufactured home, as well as all appurtenant structures such as decks, steps, garage, and fences at all times. All wooden structures such as decks, hand railings, garages, etc., shall be painted or stained as necessary to prevent their visual and/or physical deterioration. The exterior finish of the home must be maintained and in compliance with manufactured home guidelines described in this agreement.

HOMEOWNER is responsible for maintaining all lawn areas, flowers, shrubbery, and trees within the boundaries of their lot. Lawns must be mowed on a regular basis during the spring/summer/fall growing season, edged, kept free of weeds, and watered as necessary. All slopes must be planted with erosion deterrent plants. All yard and home maintenance equipment must be stored inside of resident's garage, or home so that it is out of plain sight.

If the landscaping is not properly maintained, MANAGEMENT may, but is not required to, perform, or have performed whatever landscape maintenance may be required and charge the HOMEOWNER directly. If the HOMEOWNER consistently fails to maintain the space, the COMMUNITY reserves the right to perform all landscape maintenance needed and charge the HOMEOWNER directly.

Improvements, except for a natural lawn, purchased and installed by a HOMEOWNER on a manufactured home lot shall remain the property of the HOMEOWNER even though affixed to or in the ground and may be removed or disposed of by the HOMEOWNER prior to the termination of the tenancy, provided that a HOMEOWNER shall leave the manufactured home lot in substantially the same or better condition than upon taking possession.

HOMEOWNERS absent for two weeks or more (14 consecutive days) shall be responsible for arranging for the care and maintenance of their lot during their absence.

Fences over 48" high are not permitted. Black vinyl coated chain link fencing will be the only type allowed in the COMMUNITY and may be installed only in the side yard area of the manufactured home lot. MANAGEMENT will have a list of its approved vendors from which to purchase fencing. NO fencing may protrude past the front of the home. All fencing is to be installed according to the licensed vendor's recommended methods. Fencing location must be approved in writing using the Landscaping Worksheet or Construction Request form prior to installation.

HOMEOWNER purchased approved fencing for the manufactured home lot as part of the original preparation of the lot for installation of the manufactured home, or as part of a subsequent sale of the manufactured home and the HOMEOWNER's other personal property which occupies the lot. HOMEOWNER is responsible for purchasing and maintaining their right-side fence line as observed facing the home from the street. All perimeter and rear yard fencing will be the responsibility of the COMMUNITY. HOMEOWNERS who are on a corner lot will be responsible for purchasing and maintaining both their left and right-side fence line. HOMEOWNER shall identify and include his/her fence and any other personal property placed

on the lot in any future Purchase and Sale Agreement for the manufactured home so that the new owner understands that they are purchasing both HOMEOWNER's home and other personal property.

Common areas, driveways, streets and HOMEOWNER'S lots, including porches and decks, are to be kept clean and free from trash and litter at all times. Personal property of HOMEOWNER'S or HOMEOWNER'S guests shall not be permitted to be left in the streets, other HOMEOWNER'S lots, or the common areas. Garbage cans, gardening tools and equipment, etc., must be stored inside the HOMEOWNER'S storage shed or enclosed garage.

Furniture left outside a home shall be limited to items commonly accepted as outdoor or patio furniture. Storage of any type beneath the manufactured home including material of flammable or explosive nature is strictly prohibited. Standard patio furniture and an approved storage cabinet will be permitted to present a clean and neat external appearance. Any household appliance, exercise equipment or upholstered furniture cannot be placed outside the manufactured home. Boats, travel trailers, recreational vehicles, off-road vehicles, unmounted campers, or unsightly objects are not to be stored on HOMEOWNER lots or parking areas. Special storage problems should be coordinated with MANAGEMENT in advance.

In an effort to minimize/prevent unmanageable fires, only gas BBQs are acceptable for outdoor cooking. No outside fires of any kind are permitted in the COMMUNITY.

Stacking or storage of firewood is limited to one cord. Firewood must be stored behind the manufactured home or in an approved storage shed or enclosed garage. All wood and pellet burning stoves that do not contain a seal of certification by the appropriate authorities are not allowed in COMMUNITY and must be removed upon notification from the COMMUNITY. Any tarps used to cover firewood must blend with the surroundings and/or be compatible in color.

Clothes lines or clothesline poles are not allowed. Clothing, linens, rugs, etc., are not to be draped over deck or porch railings or otherwise left outside the HOMEOWNER'S manufactured home.

HOMEOWNER may erect play/exercise equipment in HOMEOWNER'S backyard with MANAGEMENT's prior written permission only. All play/exercise equipment must be located behind the manufactured home and within the designated boundaries of the HOMEOWNER'S yard. HOMEOWNER assumes responsibility for maintaining all such equipment in serviceable condition and agrees to remove the equipment when the tenancy is terminated. Permission to have play/exercise equipment on the lot is subject to revocation at any time if MANAGEMENT determines that the equipment is dangerous, inherently unsafe, being used by HOMEOWNER or HOMEOWNER'S guests in an inappropriate, abusive, or disruptive or noisy manner or in need of repair. As a condition to granting consent to install such play/exercise equipment, MANAGEMENT shall have the right to require the HOMEOWNER provides proof of liability insurance of not less than \$250,000 naming the OWNER and COMMUNITY as co-insureds. All such decisions by management shall be in MANAGEMENT'S sole discretion and shall be final.

Above ground pools (wading pools, hot tubs/spas, etc.) are not permitted. HOMEOWNER agrees to defend and hold the COMMUNITY and COMMUNITY agents harmless from any and all claims, suits, damages and actions resulting from play/exercise equipment.

HOMEOWNERS must remove (take down) any holiday decorations from their manufactured home, yard and/or space within thirty (30) days after the celebrated holiday.

HOMEOWNER is responsible for installing, maintaining, and keeping clean and in good repair approved window coverings which may include curtains, drapes, shutters, or blinds, etc., in all windows of the home. Unapproved window coverings include, but are not limited to, sheets, blankets, tablecloths, and plastics, etc.

Exterior window blinds are not allowed.

Signs, Posters, Decals, Prints, Pictures, etc., are not to be displayed in windows or on the home at any time. Political yard signs are permitted during an election campaign however must be removed within 48 hours after Election Day. No sign shall be larger than 18" X 24" or 432 square inches, except for "for sale" signs, which may not be larger than 24" X 24."

All shrubs and their location must be approved by MANAGEMENT in writing before planting. All bushes shall have a maximum height of 5 feet. No shrubs shall be used as a hedge. NO TREES SHALL BE PLANTED BY ANY HOMEOWNER/TENANT.

HOMEOWNERS who fail to maintain their landscaping and space appearance shall be given a written notice by MANAGEMENT requiring HOMEOWNER to correct the overgrowth, deterioration or accumulation of items specifically prohibited by these rules. If the HOMEOWNER fails to comply with the written notice within the specified time period, the MANAGEMENT may, in addition to any other legal right it may have, undertake the work and charge the Tenant the COMMUNITY'S actual cost including a minimum fee of Seventy-Five Dollars (\$75.00) + \$20.00 per hour per laborer and the dump fee if the accumulation is excessive and/or requires trips to the dump, which is due and payable by the HOMEOWNER as rent due by the first day of the next month.

7. Sale of Manufactured Homes;

Current tenant must fill out and submit the Notice of Intent to Transfer Tenancy and submit the form at least fifteen (15) days before the date of the transfer consistent with RCW 59.20.073. All the required documentation must be executed, processed and approved before any transfer can be complete. **The Buyer will become liable for any violations of the Rental Agreement or the COMMUNITY Rules and Regulations.**

8. Rental of Manufactured Homes, Live-In Care Providers, and Owner Occupancy;

Manufactured homes and/or leased space provided by the COMMUNITY may **NOT** be rented, loaned, sublet, or used for any purpose other than as a single-family residence. Tenant may not rent out rooms to their occupants or guests. Any use of the Tenant's space or manufactured home that violates local, state, or federal laws is prohibited and is cause for eviction from the COMMUNITY. All Manufactured Homes must be occupied as the primary residence of the registered owner of the Manufactured Home.

Live-in care providers are allowed. However, prior to allowing a live-in care provider to move into Tenant's manufactured home, Tenant must provide Lavender Meadows with the following: (A) Written proof that the care provider is over eighteen (18) years of age; (B) A copy of a letter from a medical provider which confirms that the Tenant is disabled as defined by law and requires an accommodation of the COMMUNITY's occupancy rules. The live-in care provider must execute a Live-In Care Provider Agreement and must comply with (1) all COMMUNITY rules and regulations; (2) the terms of Tenant's rental agreement; and (3) the law. The live-in care provider is not a tenant of the COMMUNITY and has no rights of tenancy. The rental agreement is not affected by any agreement between Tenant and his/her live-in care provider.

9. Removal of Manufactured Homes;

Unless the applicable law provides for a shorter notice period, MANAGEMENT must be notified at least one (1) month in advance of a Tenant's tenancy renewal date if the tenant does not wish to renew the tenancy and intends to remove a manufactured home from the COMMUNITY. Notification must include a forwarding address, name of the company responsible for the move and proof of proper permits. All outstanding accounts must be paid in full at the time of notification as well as the day the home is moved. Tenants who have signed a 1-year lease agreement must adhere to the terms of the lease, which may not permit moving before the expiration of the lease unless the rent is paid through the lease term.

Home removal must be scheduled at a time convenient for MANAGEMENT to be present in case of emergency.

Tenants are responsible for removing all debris and for cleaning-up the vacant space within 24 hours of removal of Tenant's home. Failure to comply with the provisions of above will result in forfeiture of all or part of Tenant's security deposit and may result in additional costs being billed to Tenant if the cost of cleanup exceeds the amount of the Tenant's security deposit.

Lavender Meadows is a 55+ Manufactured Home COMMUNITY, and as such all homes must be occupied by a HOMEOWNER who is 55 years of age or older. All additional occupants of the home must be over the age of 45 years. Homes that are presently occupied by HOMEOWNERS that are under the federally specified 55 years of age, must upon resale, sell to only qualified purchasers who pass Lavender Meadows's age and other requirements. If HOMEOWNER lists their home for sale with a real estate agent or broker, they must notify their agent/broker of all requirements necessary for the sale and transfer of their tenancy and the 55+ age requirements.

10. Damage or Catastrophe;

All Tenants are required to carry insurance on their homes in case of fire, casualty, and public liability. Collective Parks Property Management, LLC and Collective Communities Lavender Meadows MHC LLC must be listed as additionally insured. Tenants must provide current insurance information upon request. Tenants must immediately notify MANAGEMENT in the case of fire or other disaster. If the home is not being replaced, any proceeds from insurance must first be applied to removal and cleanup costs.

In the event a home is destroyed by fire, explosion, flood, the elements, or otherwise or such partial destruction thereof as to render the tenants home wholly uninhabitable or unfit for occupancy and cannot be repaired within ninety (90) days from the happening, the tenant shall promptly remove his/her home or the remains thereof, and all other property from the destroyed premises at the tenants own cost and shall surrender said premises.

Should tenants home be so slightly damaged as not to be rendered uninhabitable or unfit for occupancy, then the tenant agrees to repair the same with reasonable promptness, however, in no event shall this extend beyond ninety (90) days.

11. Utilities/Services;

Utilities **NOT** provided for in the rental agreement which may be required or optional, include but are not limited to: electricity, cable TV, telephone service and internet service. All of these hook-ups are potentially available at the space. All antennae or satellite dishes must be wholly mounted on homes, so placed and constructed to not cause a hazard.

New Tenants are responsible for hiring professionals to properly connecting/install all COMMUNITY supplied utilities and shall be in compliance with all current city, county and/or state regulations. The hired professional must be approved by the COMMUNITY prior to starting any work. All permits must be obtained and provided to COMMUNITY management prior to the start of any work.

Tenant shall not damage or in any way tamper with the COMMUNITY'S electrical, water, sewer, cable television, or any other utility lines and connections and Tenant shall be responsible for any damages thereto. In case of trouble with or damage to these connections, Tenant hereby agrees

to immediately contact the utility company and to immediately notify the COMMUNITY management of the problem.

All utilities shall be accessible at any and all reasonable times to COMMUNITY Management without hindrance, including fences and unsupervised dogs. No Tenant, Tenant family member, guest, visitor or renter shall impede or obstruct access to any utility.

MANAGEMENT shall not be responsible for interruption of any utility service. Utilities may be disconnected from time to time for repairs, alterations or additions.

Rented or owned Propane tanks and household lines must comply with all city, county and state codes and are the responsibility of the tenant.

12. Water/Sewer Connections;

All water and sewer lines and pipes below the ground level on the lot will be the responsibility of the Landlord and anything above the ground level on the lot will be the responsibility of the tenant. (Please reference Addendum B "Facilities and Utilities Connection Description" for a detailed description of the water and sewer connection points.) The submeter and submeter box installed at each lot is the property of the utility provider(s) and will not be moved, removed, or otherwise tampered with by the tenant. If damaged or broken by the tenant, the tenant will be required to pay for any repairs and/or replacement of the sub meter or sub meter box. Tenant shall maintain water and sanitary sewer lines from the point of connection and throughout their home in good order and repair. Tenant shall be responsible to pay for the reasonable costs of repairs occasioned by damage caused by tenant's actions or inaction on any said lines or pipes above or below ground level. HOMEOWNER is responsible for the maintenance and repair of any irrigation lines installed on the lot.

Tenant shall keep the water and sewer lines on their space free and clear from all parked vehicles, plantings and any and all debris to prevent damage and to allow access to said lines by MANAGEMENT and service provider.

Tenant is responsible for utilizing electric heat tape and appropriate insulation materials to prevent all water lines from freezing. All water lines must be protected to prevent freezing prior to October 15th. COMMUNITY Management will complete an inspection of each home prior to October 15th to ensure all water lines have been insulated properly. A service charge will be assessed for each service call to thaw pipes (Please see Addendum D for applicable charges). Tenant is responsible for any damage that results from frozen pipes.

Toilets and drains are not to be used to dispose of garbage, paper towels, cigarettes, grease, oil, any caustic or non- biodegradable substances, etc., or other items which will not readily and completely disintegrate. The sewer system cannot handle this type of debris; it can cause severe backups and result in additional plumbing charges to the tenant.

Tenant will permit inspection and will comply immediately with any direction by COMMUNITY management to repair leaks and/or replace water line connections and insulation.

Conservation of our water resources is important to the COMMUNITY, as well as the City of Sequim.

The COMMUNITY will distribute and enforce an odd-day even-day landscape-watering schedule when necessary to conserve water in the summer months. Failure to abide by the schedule may be in violation of city ordinances and may be cause for eviction from the COMMUNITY.

Reduced Flow/Flow restriction devices on showers, faucets and toilets are recommended and may be required by local code.

13. Garbage/Recycling/Hazardous Waste;

To prevent unhealthy and unsanitary conditions, all garbage must be in plastic garbage bags and placed in garbage containers used for each home site. All garbage shall be tightly covered and fastened to prevent garbage from escaping into the COMMUNITY. Plastic garbage bags may not be left exposed. This invites wild critters such as rats, raccoons, coyotes, bears etc., and is strictly prohibited. It is the Tenant's responsibility to keep the area around their garbage cans free of litter to avoid possible fire or infestation by rodents or other animals.

Garbage containers shall be rodent proof, insect proof and watertight. If containers become damaged or loose, they must be replaced. The can and lid are to be clearly marked with the Tenant's name and space number.

Tenants are to place garbage cans with lids firmly secured at the front of their spaces no sooner than the night preceding the day of pickup (the schedule is available from COMMUNITY management). Tenants are to remove garbage cans from the front of their spaces no later than 8:00 p.m. on the day of pickup and must be kept out of sight.

Failure to clean up spilled garbage or an accumulation of recyclable materials within 24 hours of notification by COMMUNITY management will result in a service charge for each occurrence. The total amount of the charge will depend upon the actual cleanup cost. The amount of the charge is due and payable by the Tenant as rent due by the first day of the next month.

Newspapers, glass, cardboard, aluminum and tin cans, and plastic bottles **only** are to be deposited in the recycle bin. Accumulation of recyclables at the Tenant's manufactured home space is a fire hazard, may lead to infestation by rodents and other animals, and is prohibited.

Hazardous Waste as defined by state and federal agencies is not allowed in the COMMUNITY under any circumstances. Fertilizers, insecticides, herbicides and other toxic chemicals, paints,

solvents, medical wastes, and other potentially dangerous substances are to be stored inside the home or in a LOCKED shed to prevent fatal accidents and must be disposed of in a proper manner as recommended and prescribed by the Environmental Protection Agency and/or the State of Washington Department of Ecology and the manufacturer.

14. Mail;

It is the Tenants responsibility to go to the Sequim Post Office and order the locks changed to your assigned mailbox. There is a fee associated with this service that is charged by the postal service.

15. Vehicles, Parking, and Repair;

No unlicensed person may drive or practice driving in the COMMUNITY.

All Tenants who desire to park any vehicle(s) in the COMMUNITY must register it/them with MANAGEMENT. **The only vehicles allowed in the COMMUNITY are those that are registered to approved Tenants of the COMMUNITY and for which Tenant can show evidence of current registration.** Proof of current vehicle registration and insurance must be provided to MANAGEMENT upon request and prior to having the vehicle in the COMMUNITY.

The COMMUNITY has attempted to provide parking for two (2) vehicles per space. Parking for additional vehicles, if space is available without detriment to the yard or utilities, may be made by special application to the MANAGEMENT. Permission may be granted at the discretion of the MANAGEMENT and is not guaranteed. If space has been deemed available and permission is granted, an extra vehicle agreement will be executed and an applicable fee per extra vehicle over the allowed two (2) will be charged monthly until removed from the COMMUNITY (Please see Addendum D for applicable charges). It is up to the owner of the vehicle to inform the MANAGEMENT of the removal in order to stop the fee(s). Permission will never be allowed for more than 4 vehicles. Permission may be revoked by the COMMUNITY for any reason consistent with these Rules. Tenant vehicles may only be parked in their own rented space and in designated driveways.

No one is allowed to park on the lawn, main drive, seeded area or patios. Vehicles parked in such a manner, or unregistered vehicles, will be tagged and towed in 24hours at the owner's expense. In addition, any environmental liability/fines incurred by the COMMUNITY because of Tenants and or their visitors parking on the lawn, main drive, seeded areas, patios, or any other unauthorized parking area will be the responsibility of the Tenants.

No commercial vehicles are allowed into the COMMUNITY unless making a service call. Commercial vehicles shall not be parked in the COMMUNITY overnight unless written permission is given by MANAGEMENT. Heavy trucks (exceeding 1-ton capacity) and other construction or

heavy equipment are strictly prohibited from entering or being stored within the COMMUNITY, unless they belong to contractors working on COMMUNITY projects which are authorized by MANAGEMENT. There are to be no snowmobiles, off-road motorcycles, 4-wheelers or other non-street legal vehicles or watercraft allowed to be driven and/or stored on COMMUNITY property. No electric scooters, mini motorcycles, go-carts or other children's gas or electric operated vehicles will be allowed to be stored or ridden on COMMUNITY property. This is a danger and will result in an eviction notice.

Campers, trailers, recreational vehicles, and/or motor homes must be stored or parked in the COMMUNITY's RV Storage Lot or outside the COMMUNITY. (Please see Addendum D for applicable charges.). If there is a need to load/unload a camper/motorhome at a Tenant's lot, the loading and unloading should not exceed a 12-hour period.

All Tenant vehicles must be currently licensed, drivable, and street legal. All vehicles must be operable on public roads; non-operable vehicles must be removed from the premises. If the Tenant fails to comply, then, in addition to any legal right, the COMMUNITY may have the vehicle removed at the Tenant's expense.

Tenants will be held responsible for damage to pavement due to dripping oil, gasoline and/or lubricants. The COMMUNITY assumes no responsibility for theft, vandalism or damage vehicles on COMMUNITY property.

Utility trailers shall not be parked at Tenant's space or anywhere on COMMUNITY property without the prior written permission of MANAGEMENT. If approved, there will be an applicable fee that will be charged monthly until removed from the COMMUNITY (Please see Addendum D for applicable charges). It is up the owner of the vehicle to inform the MANAGEMENT of the removal in order to stop the fee(s). Permission is not guaranteed.

Bicycle riders shall obey the same rules regarding speed, stop, side of street, and other applicable regulations as provided by vehicles in these Rules and Regulations and posted in the COMMUNITY.

All repair or maintenance of any motor vehicle or equipment on Tenant manufactured home spaces or COMMUNITY property is strictly prohibited. Vehicles must be taken off site to do any and all maintenance. No one is permitted to change oil, coolant or any other fluids used in motor vehicles. Tenants are responsible for the complete cleanup of any spillage and for all costs in the event the cleanup is undertaken by MANAGEMENT. **No vehicle/equipment shall be left unattended on blocks, jacks, etc.**

Pick-Up truck campers/shells shall not be removed from the truck and stored on the lot. Automobiles, motorcycles, boat motors, snowmobiles and all other motorized devices shall comply with all local regulations for noise suppression and abatement.

16. Tenant Guidelines;

Tenants are responsible at all times for the behavior of their, family members, visitors and guests and shall inform them of these Rules and Regulations. Proper supervision must be provided for their occupants at all times.

Consideration of all Tenants and especially immediate neighbors is mandatory. Tenants will respect the peace of the COMMUNITY and see that their guests do the same. Disturbing noises of any kind are not permitted any time. No loud parties or excessive noise will be permitted. No music, TV, stereo equipment, musical instruments, or any other entertainment noise shall be heard beyond Tenant's rented space. Quiet hours will be observed between the hours of 9:00PM and 7:00AM.

Tenant's guests and dependents are required to be in their own homes or yard by dark unless accompanied by the Tenant. Tenant's guests and dependents are the Tenant's responsibility, and they are not permitted to roam the COMMUNITY without being accompanied and may not damage other people's property. Loitering will not be permitted in the COMMUNITY.

Tenants, tenant's guests, and tenants may only play in designated areas while accompanied by the Tenant. Privacy of Tenants is to be respected at all times. There shall be no trespassing on the rented spaces of others. Tenants and their families and guests shall not trespass on vacant spaces for any reason. Any Tenant, Tenant family member, visitors or guests found to have trespassed and/or caused damage(s) to the property or space of another Tenant will be held financially responsible for such damage and satisfactory repair or replacement. Trespassing is a criminal act and as such will cause the eviction of the trespasser.

Tenants utilizing one of the common areas are to pick up after themselves (food, trash, clothing, etc.) All items left will be considered trash and will be discarded as such. Any damage to COMMUNITY facilities and property caused by Tenants, and/or their visitors and guests, shall be repaired by MANAGEMENT and the cost of the repairs shall be charged to the Tenant.

There is to be no rollerblading, skate boarding, or bicycle riding after dark. There is to be no loitering or playing in the street at any time.

Roller blading, skateboarding and bicycle riding are only to be used to get from one location to another and **ONLY** with the use of helmets and other appropriate protective gear, this is the law for the city streets and will be adhered to in the COMMUNITY.

17. Community Activities and Tenant Relations

The clubhouse is provided for the exclusive use of Tenants and the use of these facilities are at the **TENANT'S OWN RISK**. These facilities shall be open to Tenants Monday through Friday

between 8:00 a.m. and 10:00 p.m., unless otherwise posted. Smoking and vaping are always prohibited in the clubhouse, streets, or any areas outside of the Tenant's house and leased lot. Alcoholic beverages are allowed with Management's approval. Any damages or incidents caused by a Tenant, or their guests, within the clubhouse will be the Tenant's liability. Fines may be assessed for damages incurred. After each use, the clubhouse is to be left clean and in good condition. MANAGEMENT will maintain necessary and normal general housekeeping of the clubhouse. Tenant's must leave the clubhouse in an orderly and clean state at all times; in the event that the clubhouse requires cleaning that is above and beyond what is normal and necessary a \$200 cleaning fee may be assessed.

An electronic entry code will be provided to each resident at the time of lease signing to allow for keyless entry to the clubhouse. The entry code is NOT to be shared with anyone including, but not limited to, other residents, visitors, vendors, or guests. Visitors using the clubhouse must be accompanied by and under the supervision of the Tenant at all times in the clubhouse, street, and common areas.

Tenant, occupants of its manufactured home, and its guests, licensees, and invites, may use the COMMUNITY'S common areas only for the purposes for which those areas were intended and may not conduct in any common areas any activities that would not be permitted on rented lots. Common areas may not be used for storage or parking.

Disorderly conduct, abusive language or activities which unreasonably disturb or interfere with the peaceful enjoyment, MANAGEMENT, or any part of Lavender Meadows, or which violate any governmental statute, ordinance, regulation or rule shall not be permitted. MANAGEMENT has the authority to prohibit from the common areas of Lavender Meadows, including the clubhouse, any person that in MANAGEMENT'S opinions does not respect the Rules and Regulations or disrupts the peace of the COMMUNITY.

Pets are not permitted in/on the common areas or the clubhouse.

Any irregularity or problems with facilities or equipment should be reported to MANAGEMENT immediately.

Private parties arranged by the Tenant will be allowed with restrictions. Please contact MANAGEMENT for more details.

18. Guests and Visitors;

Tenants are responsible at all times for the behavior of their guests and shall inform them of the Rules and Regulations.

A VISITOR is a person who wishes to stay with the Tenant, is not listed on the tenant's rental agreement, that stays with the tenant for 15-days or less during any 60-day period. A GUEST is anyone who wishes to stay with the Tenant, is not listed on the tenant's rental agreement, that stays more than 15-days in a 60-day period.

Prior to any GUEST arriving, the Tenant **MUST** notify MANAGEMENT. Guests must submit to criminal background check before visiting for over 15-days in a 60-day period. If the guest is expected to stay longer, they must do a full screening (at their own cost), and if qualifying as an occupant, a temporary occupancy agreement must be executed.

If the Guest does not qualify as an occupant, they will not be allowed to stay with the tenant, no exceptions. If at any time Guests do not abide by the COMMUNITY Rules and Regulations, the MANAGEMENT of the Community may ask them to leave as well as issue a Notice to Comply to the tenant. The tenant is responsible for the actions of their Visitors and Guests at all times.

Guests are not permitted to bring pets into the park without prior permission from MANAGEMENT.

19. Pets;

Any Tenant intending to keep a dog or cat in the COMMUNITY must obtain prior written permission from MANAGEMENT. ALL animals must be spayed or neutered before arrival into the COMMUNITY. Each space can have a maximum of two (2) pets. All pets are to be indoor animals only.

No vicious breeds are allowed in the COMMUNITY at any time, specifically to include but not limited to Rottweiler, Chow Chow, Pit Bull, Bull Terrier, American Staffordshire Terrier, German Shepherd, Doberman Pinscher, Great Dane, Presa Canario, Akita, Alaskan Malamute, Siberian Husky, Bull Terrier, American Bulldog, Mastiff, Bandog, Boerboel, Dogo Argentino, Fila Brasileiro, Tosa Inu, Wolf, Wolf Hybrids, etc., or any mixed breed including one of these breeds in its lineage, and/or dogs with a history of aggression towards a human being or animal. In addition, no wild or exotic animals, including but not limited to pythons, boa constrictors, wild cats of any kind, wild dogs of any kind including wolves or wolf hybrids, monkeys, or apes, or pigs. Failure to comply with this restriction shall subject the tenant to the animal's immediate expulsion from the premises and termination of the lease by the landlord. This is specifically related to the COMMUNITY'S ability to properly insure the COMMUNITY.

Farm animals like outdoor rabbits and chickens are not permitted on COMMUNITY property under any circumstances. Boarding or breeding of animals will not be permitted in the COMMUNITY under any circumstances.

Support animals are allowed to assist those with disabilities; please inquire with MANAGEMENT for more information about support animals.

Prior to bringing a pet into the COMMUNITY, a Tenant must bring the pet to MANAGEMENT for registration, including a picture of the animal, its license number, and vaccination tag number and expiration date as well as the spay/neuter certificate. This information is recorded on the Pet Registration Form/Agreement, which is to be signed by the Tenant and kept on file by the COMMUNITY.

Pets must wear a current license and vaccination tag. Tenant(s) must comply immediately with any request from MANAGEMENT to provide evidence of current vaccinations.

Failure to have a current license and vaccination tag is cause for immediate removal of the animal from the Community. Any unidentified animal observed roaming on COMMUNITY property will be caught and MANAGEMENT will call Animal Control for removal from the COMMUNITY.

Tenants wishing to have a dog over thirty (30) lbs must fence their yard to prevent the animal from escaping into roadways and neighbor's yards. Tenants with small dogs that have a history of escaping must also fence their yards. No dogs are to be left or tied out of doors without their owners being present out of doors with them for this reason. All dogs must be kept on a short leash and under the control of the owner when not in the Tenants space.

Tenants shall immediately cleanup all of their pet's waste on their rental space and/or on COMMUNITY property and Tenants shall not allow their pet(s) to create a health hazard within the COMMUNITY. Constant barking, growling, snarling and/or other noises which disturb other residents will not be tolerated. Noisy or unruly pets will not be allowed to remain on COMMUNITY property.

Any pet that, in MANAGEMENT'S sole opinion, constitutes a nuisance, causes concern for the safety of other residents or causes a Tenant's space to become unsightly, or, in the alternative, if MANAGEMENT receives three (3) or more complaints regarding a Tenant's pet(s), then, upon written notice the Tenant shall immediately remove the pet(s) from the Community. Failure to remove the offending pet(s) from the COMMUNITY is cause for termination of tenancy and eviction of the Tenant.

Guests are not permitted to bring their pets into the COMMUNITY; any exception will be in writing by MANAGEMENT. If written approval is given, the pet must be under control at all times and the Guest is bound to COMMUNITY Rules and Regulations.

20. Violation of Community Rules;

MANAGEMENT will enforce these Rules and Regulations. Tenants in violation of the COMMUNITY Rules and Regulations shall receive a Notice to Comply to cease and/or correct the violation.

Substantial, periodic, or repeated violation(s) of these Rules and Regulations or of Tenant duties under the Washington Mobile Home Landlord-Tenant Act (RCW 59.20) is cause for termination of tenancy and eviction from the COMMUNITY. **Three (3) written notices in any 12-month period is cause for termination of tenancy and eviction from the COMMUNITY.**

21. Returned Checks;

Any check returned for any reason shall result in a fee (Please see Addendum D for applicable charges). Returned check fees are in addition to and part of the rent due for that month. Failure to pay returned check fees when due is cause for termination of tenancy. In addition, in the event a check is returned for any reason, the COMMUNITY reserves the right to refuse future personal checks and require payment either with cashiers' check or money order.

I (We) have received, reviewed, understand, and hereby agree to comply with the Rules and Regulations of Lavender Meadows, a copy of which has been provided to us. I (We) understand that a violation of any of these Rules and Regulations is cause for termination of my (our) tenancy and that I (we) may be evicted. We understand that Rules and Regulations may be changed upon thirty (30) days' notice to us.

Lot #: _____

Signature of Tenant: _____

Name (Printed) _____

Signature of Tenant: _____
Name (Printed) _____
Signature of Tenant: _____
Name (Printed) _____

Owner/Manager: _____
Name (Printed) _____

Title: _____

Vehicle Identification and Registration Form:

Name of Tenant: _____
Space #: _____

Number of Vehicles: _____

Description of Vehicles (make, model, year, color)

Date of Exp. _____
License # _____
State In Which Licensed Currently _____

Manager's signature:

Date: _____

FOR COMMUNITY USE ONLY

1. VIN # Validated	2. VIN # Validated
Date:	Date:
By:	By:

Emergency Contact Form:

Person to Contact In Case of Emergency:

Name/Relationship to Tenant: _____
Address: _____
Phone #: _____ Cell _____ Work: _____

Does this person have a key to the home in case of an emergency and you are unable to be reached? _____

Phone #/Mailing Address Form:

Name of Tenant: _____

Space #: _____

Mailing Address/P.O. Box _____

Phone #: _____

Name of Employer & Address

Phone #:
