



## **Rules and Regulations for El Camino Mobile Home and RV Park**

**Welcome to El Camino Mobile Home and RV Park (further referenced as El Camino MH & RV Park). Our Rules and Regulations have been developed as a basis for good relations within El Camino MH & RV Park. We trust we will have your complete cooperation, not only to keep park standards high and to maintain a happy and friendly atmosphere, but also to assure each resident and guest a maximum of convenience and comfort. The following Rules and Regulations are a part of your agreement with the park for the lot you have rented. Please read the Rules and Regulations carefully and keep them on hand, as they constitute a binding agreement between you and the park management. Park management will interpret and enforce these Rules and Regulations in a reasonable manner. We ask your cooperation with and adherence to the following Rules and Regulations.**

These rules have been prepared in accordance with the provisions of the Recreational Vehicle Occupancy Code (RVOC) and the Mobile Home Residency Law (MRL) and are attached to a rental agreement or lease between the HOMEOWNER(S) and El Camino Mobile Home and RV Park. Violation of these rules will give El Camino MH & RV Park cause to evict anyone living in the Mobile Home/RV Park. A notice of violation of these rules will be sent to tenant, and or any registered owner and or the legal owner of the Mobile Home/RV as required to the RVOC/MRL. If any of these rules are unclear, PARK management should be contacted for an explanation. These rules may be changed from time to time without the consent of HOMEOWNER(S) under the provisions of the RVOC/MRL upon proper notice. By executing the rental agreement or lease to which these rules are attached, the HOMEOWNER(S) acknowledge that they are deemed reasonable and "Accept" them.

**OFFICE HOURS:** Posted at the office front door.

**MAIL:** Mail will be sorted upon arrival of the postal carrier and will be available for pick up from the Metal Mailboxes in the middle of the park. A deposit of \$35.00 for a mailbox key is required and will be returned upon return of the key at move-out. Key replacements require a new payment of \$35.00.

**SALE OF MOBILE HOME OR RV:** Management must be notified of proposed sale of Mobile Home or RV with at least 30 days' notice. No for sale signs are permitted outside the Mobile Home or RV. However, a sign may be placed in the window of the Mobile Home or RV stating that it is for sale. If the prospective

purchaser intends to move into the Mobile Home or RV on site – they **MUST** be approved through the Park’s application and approval process **before** purchasing the Mobile Home or RV.

**LAUNDRY FACILITIES:** Washers, dryers and all other laundry facilities are to be cleaned by the resident after each use. Clothes are to be removed from the washers and dryers immediately upon completion. Dyeing may not be done in the washers. The laundry room is to be left in a clean, neat and orderly condition.

**MAINTENANCE:** No employee of El Camino MH & RV Park is allowed to perform **any** work for residents other than yard maintenance as agreed upon. Any park related maintenance issues need to be reported in writing to Park Management.

### **1. Continuing Requirements –**

Homeowner(s) and Residents are required to do each of the things listed below continually while they live at El Camino MH & RV Park.

- 1.1. Quiet Hours are between 10:00 PM and 7:00 AM – Please refrain from making noise that may disturb your neighbors. Please be considerate of your neighbors when playing music at your site, having parties, or group gatherings. Loud voices and music carry throughout the park and can be disturbing to your neighbors.
- 1.2. Garbage must be kept inside your Mobile Home/RV until deposited in the PURPLE dumpsters located at the front of the park. Dumpsters are for HOUSEHOLD GARBAGE ONLY.
  - Combustible, noxious, or hazardous materials should be removed from the park and not placed in bins.
  - Lids on the dumpsters are to be kept closed.
  - Construction debris and large items such as mattresses and appliances are not to be disposed of in the bins.
  - Do not leave trash of any kind besides, behind or in front of the dumpsters.
- 1.3. Maintain their space in a clean weed-free, clutter-free, litter-free condition, properly cut and trim all lawns and shrubs so that they do not hang over lot lines and on to other spaces and streets.
  - The following are allowed on your site:
    - One barbeque Grill
    - One Picnic/Patio Table
    - Patio Furniture (Only outdoor furniture manufactured for outdoor use is permitted outdoors.)
    - Flowers/Plants in Pots/Containers
    - Yard Art must be approved by management

- 1.4. Maintain the Mobile Home or Recreational Vehicle, awnings, storage buildings, skirtings, pillars, fences, and all other installations upon the space in a well-maintained fashion and clean condition.
  - The addition of any of the above listed **MUST** be approved by management with the submission of a Site Improvement Application (see office for application)
  - Condition of the Unit: Each Mobile Home or RV must be in working condition according to 25 CCR §2607 with properly functioning plumbing, electrical and mechanical systems, as well as jacks and holding tanks. Damage to Mobile Homes or RVs, including roof leaks, must be repaired within fourteen (14) days.
- 1.5. Maintain vehicles parked in space. Two vehicles allowed provided they fit in space and are currently tagged, fully operable (running), registered vehicles. Vehicles **MUST** fit within your space and not hang over into fire line/roadway.
- 1.6. Maintain the space so there is no standing water under the Mobile Home/RV.
- 1.7. Keep all utility connections accessible by an unobstructed passageway of no less than three (3) feet in width and six (6) feet in height.
- 1.8. Maintain sewer and water connections so they are water-tight and air-tight. If one of the Park's water shut off valves is located on the Mobile Home or RVer's site, it must be kept uncovered and accessible at all times.
- 1.9. Maintain driveway, parking areas, and walkways and repair any damage occurring after move-in.
- 1.10. Pets are allowed in the park but must be registered with Management and follow all guidelines outlined in the Pet Agreement ([see Pet Agreement](#)). Clean up of pets must be done regardless of whether in your site or another tenant's site. Proof of shots and registration are required.
- 1.11. Comply with all Local (city and county) and State health, welfare and safety laws.

## **2. Prohibitions/Written Permission Required –**

Homeowner(s) and residents may not do any of the following things ***without prior written permission*** from El Camino MH and RV Park Management who may not unreasonably withhold permission with the proper governmental permits, if needed, and proof that these permits have been obtained prior to installation.

- 2.1. Change, install, delete, or remove any landscaping, walkways, or driveways.
- 2.2. Replace the Mobile Home or Recreational Vehicle currently on the space with any other Mobile Home or Recreational Vehicle.
- 2.3. Erect any fences, carports, awnings, cabanas, flagpoles, or other structures of any kind, whether permanent or temporary.
- 2.4. Keep or maintain any furniture, furnishings, appliances, equipment, or anything else of any kind outside of the Mobile Home or Recreational Vehicle.

- The following items are examples of **prohibited** items from sites:
    - Open Pit BBQ's/Fires
    - Wood Piles
    - Furniture that is not considered patio/outdoor furniture
    - Tarps, tents or tent structures
    - Appliances (Washer, Dryer, Refrigerator, Freezer, Microwave, etc.)
- 2.5. Park more than two automobiles in the parking spaces of homeowner(s) space.
  - 2.6. Park any camper, trailer, boat, truck, motorcycle, or other vehicle of any kind.
  - 2.7. Perform light maintenance on any vehicle (car, truck, motorcycle, recreational vehicle, etc.)
  - 2.8. Erect any antennas or other devices for radio or television broadcasting or receiving. Mounting of satellite dish requires approval (Portable stands permissible without approval).
  - 2.9. Keep or maintain any pet or animal outside of the provisions allotted by law with park parameters.
  - 2.10. Allow pet off leash outside of Mobile Home/RV or management approved fenced area in site.
  - 2.11. Engage in any business, whether for profit or otherwise at space, or in the Mobile Home Park.
  - 2.12. Remodel or repaint the exterior of the Mobile Home or Recreational Vehicle without approval.
  - 2.13. Sell any Mobile Home or Recreational Vehicle that will remain in the park without prior approval from Management.

### 3. Prohibitions –

Homeowner(s) and residents may not do any of the following things as long as these rules remain in effect.

- 3.1. Allow any person whose name does not appear on the rental to live in the Mobile Home/RV on a permanent basis, except for guest as described in Section 7798.34 (b) and (c) of the California Civil Code. Permanent residents will be defined as those who live in the Mobile Home/RV for more than twenty (20) consecutive days or more than thirty (30) days in a calendar year.
- 3.2. Rent or attempt to rent the Mobile Home/RV or SUBLET the site.
- 3.3. Disturb the peace, threaten or interfere with the manager, employee, or **owner of El Camino MH and RV Park**. Harassment or intimidation of persons within our Resort, because of that person's race, color, national origin, religion, sex, disability, familial status, employment, position or any other reason is not permitted. Engaging in such conduct shall be good cause for termination of tenancy.
- 3.4. Allow the number of occupants in the Mobile Home/RV to exceed the number that is two times the number of bedrooms in the Mobile Home/RV plus one (1). Homeowner(s) as of 1/1/99 who have more than this number of people occupying their Mobile Home than the maximum number set forth in this rule are bound by it.

- 3.5. Repair any automobile, truck, motorcycle, or other vehicle of any kind.
- 3.6. Park any automobile or other vehicle of any kind, anywhere other than at **THEIR** designated place for such at their **SPACE**. Homeowner(s) specifically authorize **EI Camino MH and RV Park** to tow any vehicle parked anywhere upon the space that is not designated as such at the homeowner(s) expense, and specifically waive any injury or damage to the vehicle while it is being removed.
- 3.7. If a vehicle of a visitor will not temporarily fit in your space that vehicle must park in the front of the park. ONLY WITH PRIOR PERMISSION from a neighbor may neighbor & guest park in their neighbor's space.
- 3.8. Sleep in their vehicle or allow any guest to sleep in their vehicle anywhere on the park premises.

#### **4. AGE AND NON-DISCRIMINATION POLICY**

This is an open park. Anyone may lawfully become a homeowner or resident of this park regardless of race, religion, sex, national origin, age, marital status, or sexual orientation.

5. **Smoke Free Facility; Marijuana/Cannabis Use**: There is a "No Smoking and No Vaping" policy in and around any of the indoor areas. This includes cigarettes, cigars, pipes, hookahs, e-cigs, and marijuana in any form. No public use or possession of cannabis (including marijuana) is permitted; use and possession must be limited to indoors at your site. No growing, cultivating, or keeping any cannabis (including marijuana) outside your residence is allowed in any form.

## **Rules on Move-In or replacement of an approved Mobile Home**

Homeowner(s) must do all of the following at their sole expense within sixty (60) days after the following occurs:

1. A Mobile Home is moved into EI Camino MH and RV Park to a previously vacant space OR
2. A Mobile Home is moved into EI Camino MH and RV Park to replace another Mobile Home

Each of the things listed below must be done by the Homeowner(s) at their sole expense with the prior written consent of EI Camino MH and RV Park as to the color, location, material, size, height, and aesthetic impact.

- Completely "skirt" the entire Mobile Home, porch, and steps with skirting that is coordinated with the Mobile Home.
- Install approved railing around any porches or platforms more than thirty (30) inches high.
- Cover all porches r stairs with approved "indoor/outdoor" carpeting or other approved flooring as EI Camino MH and RV Park may require.