

# Comer Hill Mobile Home Park

## Park Rules

Welcome to our mobile home park. We trust that our relationship will be a long and pleasant one. These rules are for the mutual benefit of you and your neighbours.

### A- MOVING INTO THE PARK

1. Mobile Home (“Home”) must meet CSA-Z240 or CMHC-NHA standards.
2. Professional movers must move home into the Park between the hours of 8 A.M. and 5 P.M. The cost of moving and “set up with service connections” is the responsibility of the tenant. Park Management must be advised when a trailer move will be made so that they can be present.
3. Those who wish to purchase existing residences already in the Park must complete a new “Application to Lease” and “Rental Agreement” prior to the completion of the purchase. Park Management maintains the right to accept or reject new owners or tenants.
4. Those who wish to Sub-let mobile homes in the Park must obtain Written Consent from Park Management prior to allowing tenants to move into the mobile home.
5. Valid permits to set up must be obtained from the **Cariboo Regional District Building Dept.** and be displayed during set up. Final inspection must be called for within ninety (90) days of occupancy.
6. Tenants must remove all hitches on the Home and install skirting acceptable to the Landlord within thirty (30) days of occupancy. Siding of a type acceptable to Park management with vinyl skirting are current Park requirements with access doors close to the water connection and proper ventilation.
7. Tenants must install permanent steps with railings at the front and rear of their Home within ninety (90) days of occupancy beginning.
8. Tenants must affix their lot number to the front of the Home with numbers 4-6 inches in height.
9. Residences being sold must be brought up to current Park standards by present or new owners as outlined by Park management before sale or within thirty (30) days of occupancy. Owners understand that failure to comply may result in the termination of tenancy approval.

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### B- MAINTENANCE OF LOT AND HOME

1. Tenants must maintain their Lot, Home, and its facilities and equipment in good repair and in a neat, clean and sanitary condition. Park Management may recommend a yard be cleaned following inspection or complaint from other tenants. A total of "3" notices may be given in order to advise the tenant. If the Landlord is obliged to clean or maintain any part of the Tenants' Lot, the tenant shall be required to pay for such work at the actual cost to the Landlord plus 20%.
2. Tenants must keep and maintain their Lot and Home in safe condition.
3. Television cable service hook-up is available to all spaces and no individual T.V., radio, ham or other like antenna of any nature are permitted unless the tenant obtains the prior written approval of the Landlord. Satellite dishes may be installed for those wishing to subscribe to those services.
4. Homes must always be maintained in a way that will always comply with CSA - Z240 or CMHC - NHA standards.
5. Homes must have only gas furnaces unless the Tenant obtains the prior written approval of the Landlord.
6. The only kind of "clothesline" permitted in the Park is the umbrella type. The clothesline may not be located without the prior written approval of the Landlord.
7. Garbage must be placed in plastic bags and placed in "Garbage Bins" or "Garbage Cans".
8. Tenants must protect and maintain the sewer and water lines between the Park services and their Home. If repairs to water or sewer lines are made by the Landlord and it is determined that the repair location is in the area between the park services and the mobile home, the tenant will be responsible for payment of the repairs.
9. Tenants must ensure that water lines, pipes and taps have thermostatically controlled electric heat tape strapped securely in place over the entire exposed surface and covered with insulation.

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### C- ADDITIONS AND ALTERATIONS TO LOT AND HOME

1. Any and all additions and alterations to Homes or attachments are subject to the prior written approval of the Landlord and must display a valid building permit from the **Cariboo Regional District**. Save as described in this section © there shall be no additions or alterations by Tenants.
2. Siding and skirting must be colour keyed to the Home. Painted plywood or particleboard is not acceptable.
3. Fences shall not exceed 36 inches in height and shall be painted on both sides. Exceptions to this rule must be approved by the Landlord in writing "in advance of construction". The Landlord is to be informed as to design, material colour and location prior to commencing construction.
4. Placement of sheds or other out-buildings must be approved by Park Management in writing prior to the purchase or construction of same. If a tenant places a shed or other out-building on or around the lot without written consent of Park Management, they may be advised that it must be moved and must comply with such a request immediately. If a tenant places or constructs a shed or other out-building without Park Management approval, and it is found to be in an area over a septic or water line and/or causes damage to such lines and/or other Park property, the Tenant will be responsible for the costs of any necessary repairs.

### D- RESIDENTS AND GUESTS

1. Tenants are responsible for the actions, conduct and safety of themselves and any family or guests that may be in the Park. Tenants are solely responsible for any damage caused by any of these persons to the person or property of any other tenant, assignee, sub-lessee, or guest.
2. Tenants who have allowed family, guests or a sub-lessee in the park and who have caused damage in the park or who have created a disturbance in the park will be subject to eviction. A Tenant permitting such actions will receive a written notice prior to receiving a Notice to End Tenancy.

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### E- ACTIVITIES IN THE PARK

1. Door to door soliciting by tenants, residents or non-residents is not permitted.
2. No signs of any nature may be placed by tenants in or on the area of the Park.
3. No commercial businesses of any nature may be conducted by tenants in or on the area of the Park.
4. No television, stereo, radio, or other noise will be permitted between 11:00 P.M. and 9:00 A.M. and no unusually disturbing noise will be permitted at any time. The Landlord, whose decision is final, shall make the determination of what constitutes "unusually disturbing".
5. The motor vehicle speed limit throughout the Park is 20 K.P.H.  
**Note:** Fines of \$50.00 may be levied by the Park Committee following a "second" written complaint. (The second complaint cannot be from the same tenant as the first). Continued complaints will result in further fines and subsequent cancellation of the tenancy agreement.  
General practice will be as follows:  
**First complaint** – written warning  
**Second complaint** - written communication and fine  
**Third complaint** - written communication, fine and discussion around status of tenancy
6. Tenants must ensure that their use of the Lot and Home complies with all provincial, regional and municipal statutes, regulations and by-laws.
7. The use of snowmobiles or other motorised recreational units is prohibited in the Park.
8. Parking for more than 24 hours of any camper not affixed to a motor vehicle or any boat or trailer is not permitted unless written approval is given by Park Management.
9. Overnight use by visitors of tents, trailers, motor homes, campers, vans or boats is not permitted in the Park without Park Management approval. Parking of these vehicles must not be for an extended period of time and must be moved at the request of Park Management.
10. A maximum of two motor vehicles is permitted for each lot unless the prior written approval of the Landlord is obtained. Each vehicle must be insured. Large trucks/trailers (ie. logging trucks, commercial trucks) may not be parked and/or stored in the park unless they are on Park business and have been pre approved by Park Management.
11. No automobile or motorcycle repairs will be permitted in the Park except with the prior written approval of the Landlord. Vehicles must be operational.

## **Comer Hill Mobile Home Park Park Rules**

12. Tenants shall not do, or permit to be done on their Lot or in their Home, anything which may or can tend to cause the justifiable annoyance of other tenants.
13. Tenants shall not set any open fires in the Park (save a charcoal grill used for barbecue purposes).

### **F- PETS**

1. The pet population is controlled by the Landlord. Pets may be brought into the Park or acquired after occupancy commences but must be approved in writing by Park Management prior to acquiring or bringing the pet into the park. All Pets must be spayed or neutered when they become of age.
2. All approved pets must be kept on a leash whenever they are off the Lot.
3. The Landlord may, at any time, withdraw its approval of any pet belonging to a tenant. If approval is withdrawn, tenants shall remove the pet in question within 48 hours of receiving notice to do so.

### **G- LEAVING THE PARK**

1. Tenants must give the Landlord at least thirty (30) days notice in writing of their intention to move.
2. Rent is payable to the end of the month in which the tenant is moving.
3. Upon leaving the Park, tenants must leave the Lot clean and in good condition. If the Landlord is obliged to clean or repair any part of the Lot, the tenant shall be required to pay for such work at the actual cost to the Landlord plus 20%.