

Ambassador Mobile Home Park

Park Rules

(Updated on 2020)

To keep and build a good mobile home park community, Ambassador Mobile Home Park has updated its park rules as follows. Basically it is quite the same as before, just more detailed.

1. Pad Rent

Pad rent is due and payable on or before the 1st of each month.

Pre-authorized Debit (PAD) or Posted checks (12 supply of post-dated checks) would be greatly convenient for you and the park.

Rent Collection is on the first day of each month. After the first day, a tenant needs to come to the office during the office hours on weekdays or by appointment, \$25 late fee will be applied.

For any "Non-Sufficient Fund" cheque returned to the Owner, the tenant needs to pay \$25 bank charges plus late fee of \$25, send a good cheque or cash to the Manager immediately after the Manager or the Owner informed the tenant.

As a rule, you will get a 10 Day End Tenancy Notice if you missed rent payment. If you don't pay rent for three months or late for continuously three months, you will get an eviction notice.

2. Additions and Fences

Addition, fence or construction plans must be submitted to park Management for approval. No yard fences are to be built/constructed without the permission of the park manager designate. Construction must meet with Municipal, District or Government standards. Depending on size and nature, Municipal permits may be required. All new construction/additions must be completed within 30 days of start-up. No construction work shall be started before 7:30 am and ended after 08:00 pm.

3. Vehicle, Traffic, Parking and Maintenance

The speed limit is 10 km/h in the park. No Bicycle riding on grassed or buffer areas. Skateboards of any type or shape are prohibited in the park.

Vehicle Parking: Limit of two vehicles per lot unless you have a wider or double lots. No parking of heavy equipment or trucks exceeding one ton in capacity will be allowed within the park. No parking of any vehicles on the park roadways or any way that may impede traffic. No parking of vehicles on buffer zones. Do not park in a neighbour's driveway without their permission. These vehicles are subject to tow-away at the vehicle owner's expense. Parking of a RV or similar is allowed only when your lot has space for that.

Vehicle Maintenance: No unlicensed vehicles, or vehicles that are not in good mechanical condition are not allowed within the park. Vehicles cannot be put onto blocks or similar. Vehicles must be maintained in such a condition that when starting or running they will not disturb the quiet of the park. Only minor car repairs allowed (replacement of light bulbs, flat tires, small parts or similar). No vehicle repair for making money is allowed in the park. Vehicle with continual leakage of oils should have the leak repaired or parked elsewhere other than the park. Cost of clean up of such oil leaks by park maintenance could be invoiced back to the tenant. Motor Vehicles and motorcycles or similar that cause excessive smoke or noise are not permitted in the park. ATVs, snow mobiles, unlicensed motorcycles are not allowed to be operated on the streets and common areas of the trailer park.

4. **Unit & Pad Maintenance**

Tenants are responsible for the care and upkeep of their rental pads. Grass is to be mowed, and weeded on a regularly basis. Or the Park will send notice to remind. If the trailer owner still does not do it in a week after the notice is given, the park will mow the grass and charge the Tenant **\$30/hour**. Lawnmowers should be stored to the rear of the building. It is the Tenant's responsibility to remove snow and make their pad area safe in the winter. No garbage cans, bags or boxes, or junks are to be left in full view to the front of the lot. If there are some junks and garbage lying at the front yard, the Manager may give you a reminder to dump them. If you do not dump in a week, the Manager may dump it for you at your cost **\$50/load**, or the Manager may send you an eviction notice. Flowerbeds or flower boxes are to be weeded on a regular basis and kept attractive at all times. Owners that may be away for extended length of period must make arrangements to have their lots maintained on a weekly basis. All areas of the allocated lot are to be kept neat, clean and attractive.

The Exterior of the mobile home and skirting are to be maintained in a nice and attractive condition and repaired when required. Due to underground utility service lines, no holes, stakes or posts are to be dug without the consent of the manager designate. Ensure that the water lines leading to the outside taps are turned off prior to the cold weather settling in. The unit owners will be responsible for any repairs and related costs of frozen water lines, taps. Do not leave water running during the winter months to prevent freezing of the pipes, have them repaired. It is compulsory for the Tenants to install heat tape on all water lines, riser pipes and it must be in good working condition. Prior to the 1st of November each unit should be inspected for needed repairs or suspect neglect.

5. **Open Fire**

No open fire is allowed in the park at any time except within a pit. Barbeque is only allowed in one's own yard.

6. **Watering**

Common sense should be used for watering of lawns. At most 15 minutes per day. Sprinklers shall not be left running for extended length of times. Lawns require no more than one hour of watering. No outside watering, timed or otherwise after 11:00 pm and before 07:00am. Home water leakage (such as toilet, faucets leaking) should be fixed in earliest time rather than left

running all day long. Otherwise, that would waste a lot of water, the home owner could be fined for \$50 per occurrence.

7. Garbage Disposal

Garbage bins are dumped once a week. All items must be placed inside the bins. Do not put your furniture, mattresses, appliances and large building materials into or beside the bins. Instead, you need to take them to the dump yourself. Otherwise, there will be a fine of \$50 per occurrence.

8. Noise Or Complaints

Any excessive loud music, or disturbing noises on the premises at any time is not allowed. Quiet time is from 8:00 pm through to 07:30 am. Visitors should leave quietly prior to 10:00pm.

Complaints: Complainant name will not be divulged under any circumstances. If need be, the Manager may call, visit or give a notice of warning to Tenants that violate park rules and cause problems. A second complaint against the same trailer could result in calling police or receiving a serious warning. On receiving a third complaint, the Manager will deliver an eviction notice to the Tenant and request the Tenant to move their trailer from the park.

9. Pets

Only small indoor pets are allowed. Small pet refers to small indoor item, such as a bird, fish, hamsters or similar. Exotic pets, such as snakes, gators, ferrets, other fur bearing animals or anything similar are not allowed. Dog refers to small lap type breed of animal that when fully grown will fit nicely onto your lap. Some may include toy poodles, Maltese, Shih Tzu, Pekinese, Poms or similar in size or nature. They should be shorter than **15 inches** tall when fully grown. Small puppies that will grow to become a larger dog, such as a German Shepard, Lab's or any larger dog that will exceed the 15 inch limit will not be allowed to be kept on a permanent basis within the park. Pinball dogs are not allowed in the park. Cat refers to a cat that lives in the house day and night.

The park Manager must first approve all pets coming into the park, regardless if only for house sitting over the winter months or any other reason. All dogs/cats coming into the park on a permanent basis must first show proof that they have been neutered or spayed. Only one dog and/or one cat are allowed per household site. Droppings from the dog must be picked up immediately. Lawns must be free of dog stools at all times. Cats may be allowed out onto the deck, patio or immediate yard. When walking the dog or cat, it must be leashed within the park boundaries. Pet owners must ensure that neighbours are not disturbed by continuous barking or meowing. Cats or dogs are not to be permitted to roam after dark on their own within the park. Owners will be held responsible for any damage or injuries caused by the dog or cat.

If a signed complaint that is received about a particular dog/cat, the owner of such dog/cat will be notified and warned of further consequences. Should a second complaint against the same owner be received, the SPCA will be contacted and the pet owner may be requested to restrain their animal. At the discretion of management, local park traps may also be used, with the captured dog/cat being taken to the local SPCA. Owners will not be notified should park management capture the cat/dog. A third complaint against the same animal may result in the

park owners being contacted by management requesting the mobile owners remove the dog/cat from the park.

10. Visitors/Children

All children and visitors to the park are the responsibility of the unit Tenants. Children must not play or run on neighbour's site without their permission. Noise must be kept to a minimum. Trailer owners/tenants are responsible for any damage caused by their children and visitors. No tents or any kind (pup tents, tent trailers, or outdoor sleeping) will be allowed in the park. Visitors in motor homes, RV's, trailers or similar are limited to a week, unless prior approval for an extended stay has been obtained from management. Additional currency charges may be requested.

11. Subleasing, Selling or Moving Unit Out Of Park:

Subleasing: Should circumstances arise that may require a sublease, park management must be contacted and depending on the circumstances, approval may be granted. The sublet agreement must be properly completed and signed by all parties involved.

On selling a unit, a copy of current Park Rules/Rental Agreement/Application Form must accompany the sale listing. The tenant and the landlord both mutually agree to end the existing tenancy agreement upon the sale of the unit. Park management must be contacted by the Listing Real Estate agent to confirm the Pad rent and appropriate pad lease. Prior to the removal of a mobile unit, the Provincial Landlord and Tenants Act indicate that at least 30 days notice must be given to management.

12. Administration Cost

If the resident(s) had any of the following situations, but not limited to, the resident(s) will get a warning notice for each occurrence at \$50 per notice, if the resident(s) get more than three notices that will result in an eviction notice.

- Loud music disturbing other residents in the park,
- Illegal activities,
- Heavy car traffics in and out,
- Messy yard,
- Heavy machinery over 1 ton truck parking on site,
- Large dogs over 40 lbs. or pit bull dogs ...

13. General

The management or owners reserves the right to refuse any request that they may deem not to be in the best interest of the park or other unit owners. These Rules/Regulations supersede all former rules/regulations and will be enforced by management or owners.

(Note: According to Mobile Home Park Tenancy Act, Park Rules can be effective without an agreement signed by Landlord and Tenants as long as they are established in accordance with the MHPTA and the Regulations. If you have any advice and suggestion about the park rules, we will be glad to hear from you.)

Ambassador Mobile Home Park/0913241 B.C. Ltd.
#171-3666 11th Street,, Houston, B. C.

_____	_____	_____
The Landlord or landlord's agent Signature	Date	Print Witness Name

_____	_____	_____
The Tenant Signature	Date	Print Witness Name

_____	_____	_____
The Tenant Signature	Date	Print Witness Name
