

# MARINELAND MOBILEHOME PARK

531 Pier Avenue  
Hermosa Beach, CA 90254

## RULES AND REGULATIONS

Marineland Mobilehome Park has established the following Rules and Regulations, which apply to all residents, their visitors and guests to encourage community cooperation and to promote an environment that allows for quiet enjoyment in the community, keeping in mind the welfare of all Residents, guests, and employees of the Park, protecting and enhancing the value of your investment in your home. Being a "GOOD NEIGHBOR" is worth more than a set of rules. These rules have been prepared in accordance with the provisions of the Mobilehome Residency Law; and Management may supplement or amend these rules in accordance with the Mobilehome Residency Law, upon proper notice to the Residents. By executing these rules, the Residents acknowledge that they are in every respect reasonable and "accept" them. Violation of these rules will give Marineland Mobilehome Park cause to evict anyone living in the mobilehome pursuant to Section 798.56(d) of the California Civil Code.

The California Civil Code provisions of the Mobilehome Residency Law, the Rules & Regulations set forth herein, and all other rules of conduct concerning the use of the park facilities posted throughout the park are part of the Resident's Rental Agreement, and by this reference, are incorporated therein as though set forth in full.

1. **RESIDENCY:** Marineland Mobilehome Park is an open-aged community. Any person wishing to become a Resident of Marineland must complete an application for residency and be approved by Management. They must be willing to sign and comply with all terms and conditions as set forth in the California Civil Codes, the Rental Agreement and the Rules and Regulations as set forth herein.

A prospective Resident who has already purchased a mobilehome within the park will have no rights of residency and no right to move into or occupy the mobilehome, unless and until management has approved them as a resident, and a rental agreement has been executed. (Civil Code, Section 798.75).

2. **CHANGE IN TENANCY:** Residents must give Management written notice of their intention to terminate tenancy as provided for in the Mobilehome Residency Laws. All terms and conditions of the Rental Agreement and the Park's Notice to Resident Re Resale must also be met.
3. **MOBILEHOME OCCUPANCY AND USE:** All Mobilehomes are to be occupied by no more than two persons per bedroom, plus one for the household. The number of bedrooms is to be determined by the legal configuration in which the mobilehome is registered. The Mobilehome and Space shall be used only for private residential purposes, and no business or commercial activity of any nature, whether for profit or otherwise, shall be conducted therein or on.

Management agrees that it will not unreasonably withhold its consent to allow additional people to move in with Resident. Resident agrees to have prospective new Residents in his/her home complete an Application for Residency. If approved by Management, Resident agrees to have the new Resident execute the Rental Agreement and the Park Rules and Regulations.

4. MOBILEHOME REGISTRATION: All Residents must provide Park Management with a copy of the current registration or title to their mobilehome upon initial residency, and annually thereafter upon receipt thereof from the licensing agency. The Park must be provided with all legal and registered ownership information, and be notified immediately of any changes.
5. CHILDREN: Anyone under the age of 18 is considered a child. Parent(s) or Guardian(s) are responsible for their children at all times. Parent(s) or Guardian(s) must acquaint all children with the park rules and regulations, including any posted signs.
6. GUESTS & VISITORS:
  - A. Guests and visitors are the responsibility of the Resident with whom they are visiting. It is the Resident's obligation to acquaint all guests with the conditions of tenancy, including but not limited to, the Park Rules and Regulations. Violation of Park Rules by guests may result in termination of Resident's tenancy.
  - B. Guests may stay with a Resident for twenty (20) consecutive days or any thirty (30) days in a calendar year without any charge. Guests must be registered with Park Management, if they are to stay more than 20 days with Resident.
  - C. If Resident will not be present, then no guests may occupy or otherwise use Resident's mobilehome without notification to Park. Resident is fully responsible for actions of persons staying in his/her home.
7. RESIDENT QUESTIONNAIRE
  - A. The Park was purchased by a non-profit corporation and financed with tax-exempt bonds and other governmental assistance. One of the Park's obligations is to provide evidence of continuing qualification for property tax exemption and other cost savings programs. Therefore, in the mutual interest of management and all residents, the following certification will be conducted annually. Cooperation from each resident is mandatory.
  - B. All residents must provide Park Management with a completed Income Certification Form, which will confirm personal income and other demographic information. Each certification form must be returned within seven (7) days of receipt. Income Certifications shall not be unnecessarily disclosed to any third parties; i.e., to persons who are not employees or agents of the non-profit owner, unless required by Court order or other authority or legal obligation. Such certification will be needed annually.
8. NON DISCRIMINATION Resident herein covenants by and for the resident and resident's heirs, personal representatives and assigns and all persons claiming under the resident or through the resident that there be no discrimination against or segregation of any person or of a group of persons on account of race, color, religion, creed, disability, sex, sexual orientation, marital status, age, ancestry or national origin in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased nor shall the resident or any person claiming under or through the resident establish or permit any such practice of practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of residents, lessees, sublessees, subtenants, or vendees in the land herein leased.

9. There is no power or right to sublease, except in accordance with Civil Code section 798.23.5. Accordingly, if a registered owner of the mobilehome will not be residing in the mobilehome, no guests may occupy or otherwise use Resident's mobilehome without the Park's consent. If a guest has received approval by the park, such guest will be permitted to occupy Resident's mobilehome and use the recreational facilities.
  
10. PETS:
  - A. Written permission must be obtained by Management before a pet may be kept in the park. Pet approval will be limited to two (2) house pets. All pets must be domesticated. Exotic and potentially dangerous pets are not allowed under any condition (this includes but is not limited to, pit bulls, Doberman pincers, rottweilers, chows, potbelly pigs, snakes and other reptiles). Size and breed of dog must be approved by Management
  - B. A Pet Agreement must be executed between the Park and Resident for each approved pet. Said Pet Agreement, by reference hereto, is made a part of these Rules and Regulations as though fully set forth herein. If a pet is lost or dies, prior written consent of Management must be obtained before a new pet is allowed.
  - C. All pets must be licensed and vaccinated and otherwise cared for and maintained as required by law. Resident agrees to provide Management with evidence of licensing and vaccination; and to provide a picture of their pet, or bring their pet into Management to take a photograph of the pet for the Park's file.
  - D. Dogs and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at large (free). Dogs must be leashed when not in the mobilehome unless adequate fencing is in place to restrict animal to owners space. Pets are not permitted to enter upon any other Resident's space without the other resident's permission. Pets are not permitted in the laundry room or office. Pet droppings are to be cleaned up immediately. Pets which cause an annoyance or harm to any person or property must be permanently removed from the park upon seven (7) days notice from Management. Any animals caught running at large through the park will be turned over to the local Department of Animal Control and impounded at the pet owner's expense.
  - E. Guests may not bring pets into the park, unless kept on a leash and tended to at all times.
  - F. Feeding of wild and/or stray animals outside of your home is not allowed.
  
11. DISTURBANCES:
  - A. Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb are not permitted. This includes, but is not limited to, disturbing the peace, fighting, rude or abusive language, open fires, drunkenness or other excessive noises or conduct, which is disturbance to other Residents, threatening or interfering with Manager, employees, contractors, or Owner of the Park. Radios of any kind, stereos, televisions, musical instruments and other similar devices must be used so as not to disturb others. Persons under the influence of alcohol or any other substances shall not be permitted in any area of the park, which is generally open to Residents and guests.

- B. Skateboarding is not permitted in the Park. Use of projectiles (such as hitting a baseball with a bat or roller hockey) is not permitted in the Park.
- C. No nuisance or waste is permitted. Persons shall not encroach or trespass on any other Resident's space or on any area which is not open for the general use by Residents and guests. All park property which is not for the use of Residents and guests, including but not limited to utility connections and other equipment and tools of the park shall be avoided and not used, tampered or interfered with in any way.
- D. Trash facilities, such as bins, dumpsters etc. may not be scavenged or rummaged through for any reason. Retrieval of items from the trash facilities is not permitted.
- E. No violation of any law, ordinance or regulation of the City, County, State or Federal government is permitted. Such unlawful conduct or conditions will be cause for termination of tenancy. No acts shall be committed that would place the Management of Owners of the Park in violation of the law, ordinance or regulation of this City, County, State or Federal Government.
- F. All construction for which a building permit is required shall be conducted between the hours of 8:00 a.m. and 7:00 p.m., Monday through Friday (except national holidays), and 9:00 a.m. and 5:00 p.m. Saturdays. Construction activity for which a building permit is required is prohibited at all other hours and on Sundays and national holidays.

12. VEHICLES & PARKING:

- A. Residents are to provide Park Management with a description of all vehicles owned by them and kept in the park, to include make, model, and license number.
- B. NO STREET PARKING IS PERMITTED IN THE PARK. All streets are considered "Fire Lanes" and must be kept open for emergency vehicles at all times. Vehicles parked in the street, are subject to towing at the vehicle owner's expense.
- C. Parking is only permitted in designated parking spaces. Vehicles parked at Spaces may only be parked in driveways, and not in yards or unpaved areas of the Space. The number of vehicles parked at each space is determined by the size of the driveway. Parked vehicles may not extend beyond the driveway into the street or yard. Written approval by Park and any required permits must be obtained prior to installation of extended driveways.
- D. Vehicles must be operated in a safe manner. Due to pedestrian traffic within the park, everyone is to DRIVE SLOWLY AND CAREFULLY at all times within the park. Pedestrians and bicycles shall be granted the right of way. No motorized vehicle may be operated within the park by any person who is not properly licensed to operate such vehicle. Vehicles operated in the park must be properly licensed and registered in compliance with the California Department of Motor Vehicles. Residents must obey all the posted traffic control signs (e. g. stop signs, no parking signs, speed limit signs, etc.)
- E. Bicycle riding within the park is to be on the streets only. Bicycles are not to be ridden in any common facilities. Bicycles are not to be ridden after dark, unless properly equipped with lights and reflectors. Bicycles must be ridden in a manner that will not create traffic

problems or other safety hazards. All safety equipment, required by law, to be worn by operators of bicycles shall be used while within park property.

- F. Motor homes, buses, travel trailers, boats, boat trailers, and other similar vehicles that are not self-propelled may not be parked at Resident's space. All such prohibited vehicles must be parked outside of the park. Any such vehicle belonging to a guest may not be parked in the park. Temporary parking of such vehicles is permitted at the homesite only for loading or unloading the vehicles. Maximum time permitted for loading/unloading is (4) hours, and may not be in the street. Such vehicle may not be occupied or connected to the lot utility services or interconnected with the occupied mobilehome.
- G. Motorcycles, motor scooters, mopeds or other two or three wheeled motorized vehicles operated within the park must be driven directly to Resident's space, and operated so as not to disturb the other Residents. All vehicles and motorcycles must have proper mufflers and spark arresters. Minibikes, ATC's, quad runners or other off-road vehicles are not permitted to be driven in the park by anyone. All safety equipment, required by law, to be worn by operators of allowable motorized vehicles shall be used while within park property.
- H. All vehicles must be maintained in normal operating condition at all times, or else removed from the park. Excessively noisy vehicles and vehicles carrying unsightly visible loads are not permitted in the park. Vehicles dripping gasoline, oil, or other fluids or substances must be repaired immediately, in order to prevent damage to the pavement. Oil and other drippings must be removed by Resident, and Resident is responsible for the repair of damage to pavement.
- I. No major dismantling, repairing or painting of any vehicle, boat or trailer may be done in the park at any time. Disposal of automotive fluid such as oil, transmission fluid, etc. is not permitted in the park.

13. COMMUNITY FACILITIES (Laundry Room): The community facilities are for the use and benefit of Residents in the park. All other persons must be accompanied by a Resident when using the facilities. Specific hours and rules for the use of the community facilities are posted in the area for which they pertain, and by reference hereto, are made a part of these Rules and Regulations as though fully set forth herein.

14. LOT AND MOBILEHOME MAINTENANCE AND APPEARANCE:

- A. Residents are required to maintain their mobilehome, storage sheds, skirting, awnings, fences and all improvements and installations upon the space in a well-painted, clean condition and in good repair. All concrete, asphalt and other surfaces shall be maintained in good condition and repair, kept clean and free of oil, and all other substances of any kind.
- B. Residents must maintain their space in a clean, weed-free, well-groomed, litter-free condition; and properly cut and trim all lawns, shrubs and trees. Landscaping shall not hang over lot lines or onto other spaces, unless mutually agreed to by all affected parties. Landscaping shall not extend into or over the streets. When Resident is away, it is Resident's responsibility to have someone maintain their mobilehome and space.

If the Space is not maintained in accordance with these rules, Management may serve Resident with a notice to comply. If Resident does not comply within 14 days from the

notice, Management may have the work completed and charge the Resident for actual costs rendered to maintain the space. This provision is in accordance with current Civil Code requirements (Civil Code, 798.36).

- C. Running sprinklers or hoses are not to be left unattended. Sprinklers or hoses may not spray or overflow onto neighbor's homesite, or cause flooding into streets.
- D. Wheels, hitches and other items permitted by law are the only objects which may be stored under the mobilehome. Unless specifically permitted by the Park's residency documents or approved by Park, nothing may be placed or stored outside of the mobilehome or storage shed(s). This includes, but is not limited to, toys, tools and equipment, overstuffed furniture, appliances, debris, refuse, litter, or any item which is unsightly in appearance. Patio furniture that complies with these Rules and Regulations, barbecue equipment, surfboards, and bicycles, all of which are to be maintained in good condition, are the only items permitted outside of the mobilehome or storage shed. Nothing is to be hung outside the mobilehome or shed to dry or air for any purpose.
- E. Sanitary and health laws must be obeyed at all times. Any garbage that cannot be place in a mechanical garbage disposal must be wrapped and placed in bags or cans of size and type approved for use by the trash company. Disposal of hazardous materials is prohibited in the park. This includes, but is not limited to, automotive fluids such as oil and transmission fluid, paint, and pesticides. Personal trash bins used by Residents are to be kept covered with lids at all times, kept concealed from public view and emptied on a regular basis.
- F. Anything, which creates a threat to health and safety, shall not be permitted on the space or in the park. No flammable, combustible, or explosive fluid, material, chemical or substances, except ones customarily used for normal household purposes, may be stored on the space, and then only in quantities reasonably necessary for normal household purposes.
- G. CAUTION! Mobilehome parks, of necessity, contain extensive underground utilities. Any damage to underground utilities as the result of digging or driving stakes or other devices into the ground shall be the responsibility of the Resident. Residents must have Park's consent before digging or driving rods or stakes into the ground.
- H. The utility pedestals (water, gas, electric and sewer hookups) must be accessible at all times (Title 25, 1226 & 1646). If one of the park's utility shut-off valves is located on Resident's space, it must be uncovered, accessible and not tampered with at all times. All water, gas, electric and sewer connections must be kept in good and leak-proof condition at all times, and in compliance with all state and local laws or regulations. Residents should report any community facility which is out of order to the Management. Resident shall not connect any apparatus or devise, except for existing electrical, gas, water or sewer connections on the space, and only in accordance with all applicable codes and laws.
- I. Driveways must be kept clean and in good repair at all times.
- J. Holiday decorations may be placed outside the home, but must be tasteful and properly cared for. The time allowed for the decoration display must be immediately before the respective holiday and must be removed immediately after the respective holiday. Christmas decorations may be displayed only from Thanksgiving weekend through the first weekend in January.

- K. It is the Resident's responsibility to assure the natural flow and drainage of water on the homesite. This requires that Residents not impede the natural flow and drainage of water, or assist in the buildup of water under the mobilehome, on the space or adjacent spaces, or in the streets. Residents are required to use proper irrigation techniques.
  - L. Resident is prohibited from making any repairs or improvements at the expense of the Park. If Management/Owner approval or authorization is required in any matter, Resident is expressly prohibited from giving such approval or authorization on behalf of the Park.
  - M. If Resident vacates the space, the space must be returned in the same condition as received when first occupied. At Management's option, Resident must remove at Resident's expense, any improvements or alterations or additions when surrendering lot. Homeowner must repair any damage to the space caused by the removal, including but not limited to the filling in of holes or depressions.
15. LANDSCAPING: All occupied mobilehome spaces within the park must be fully landscaped. Bare unlandscaped lots are not permitted. The following are the park's general requirements:
- A. All landscaping or changes to existing landscaping must be completed within thirty (30) days of the date Resident takes possession of the space. Prior to initial installation of landscaping, Resident must submit a written plan for approval by Park Management.
  - B. All changes, installation, or removal of any landscaping, walkways, or driveways must be approved by Management.
  - C. Fencing around spaces is not permitted without Park's prior approval in writing. Park reserves the right to approve or reject any fences as to height, material and location. Fences may not exceed six feet (60'') in height for the back area of the lot and four feet (48'') for the front area of the lot.
  - D. The Park's general landscaping standards are:
    - (1) Resident may use any combination of lawn, shrub, flowers, or rock approved by Management. If rock is used, landscape cloth must be placed beneath, leaving a ring around any trees for watering and edging must be used in order to contain the rock within the home site, and it must be kept in a neat condition.
    - (2) Park must approve the type of trees or shrubs planted or removed and their location. No tree or shrubbery is allowed which does or may develop a root structure which causes cracking, buckling, or otherwise interferes with streets, driveways or other park facilities. Resident is responsible for trimming and maintaining the trees and landscaping planted on Resident's space. Park shall not be responsible for any damage or injury caused by Resident's failure to maintain or trim trees and landscaping.
    - (3) All decorative objects of any kind, included but not limited to, bricks, statues, concrete, wood items, must be approved by Park.

- (4) All landscaping must be well maintained by Resident. Also refer to Paragraph 14 above.

16. MOBILEHOME APPROVAL: Management reserves the right to approve or reject any mobilehome as to size, appearance and associated external structures and appurtenances, which are to be installed or stored in the park. These items include, but are not limited to, skirting, carport and patio awnings, pop-outs, add-ons, decks, cabanas, cabinets, storage sheds, and concrete slabs. Resident agrees not to replace the mobilehome on their space without first obtaining Management's written consent and all necessary permits. All mobilehome sites within the park shall remain at all times under the control and approval of the Management/Ownership.

17. CODE COMPLIANCE:

A. All mobilehomes must comply with the Health and Safety Codes as determined by the Department of Housing and Community Development (HCD), Housing and Urban Development (HUD), and any other governing agencies. It is the responsibility of the mobilehome owner to provide evidence of compliance of the Codes at the time of application for residency, at the time a mobilehome may change ownership while in the park, or any time a structural change is made to the mobilehome or space.

B. All mobilehomes, additions, patios, awnings, carports, garages, storage sheds, concrete slabs, and other improvements or accessory structures must comply with California Administrative Code, titled "Title 25, Chapter 2, Mobile Home Park Act", or any California or any local codes governing mobilehome parks that may be enacted, in addition to, or supplement to, the above codes.

C. All changes or modifications must be approved by the park management before initiated. No additions, changes or modifications may be made to any mobilehome without proper permits, where required, from the agencies governing the change.

18. ACCESSORY EQUIPMENT, STRUCTURES AND APPLIANCES:

A. The installation of all required appliances, accessory equipment and structures on incoming mobilehomes must be completed within thirty (30) days of the date Resident signs the Rental Agreement. Prior to commencing installation of or a change in accessory equipment, structures, appliances or anything which is to be connected to the gas, electric, water, or sewer supply, Resident must submit for Park's approval a written plan describing the accessory equipment, structure or appliance which Resident proposes to install or change.

Because of the variety of types and styles of available appliances, accessory equipment and structures, it is difficult to describe all those which Management will or will not accept. Consequently, the following standards are provided only to assist Residents in their preliminary planning. Residents are cautioned that there may be premises in the park which may contain accessory structures and equipment which no longer conform to park standards. Therefore, Residents may not assume that their plans will be approved because they are similar to others that may exist in the park. Residents must obtain Management approval of all changes before commencement of such change. Management may elect to change, revise or otherwise establish new or different standards for mobilehomes, accessory equipment, structures and appliances.

B. All installations or changes must be made in compliance with all States Codes, and proper permits must be provided where required by such codes. Any accessory equipment or structure or appliance installed or changed which does not conform to Park Regulations or State Codes, and are not done with proper permits, shall be removed by Resident within seven (7) days of receipt of written notice.

C. The Park's general standards for accessory equipment, structures and appliances for EXISTING MOBILEHOMES are:

(1) Park requires that the Resident maintain in good condition and repair the mobilehome and all accessory equipment, structures and appliances which are presently installed or may be installed on the space. This obligation includes the replacement of any such items which are missing or are damaged to the point that they cannot be reasonably repaired. This obligation also includes the repainting of the mobilehome, accessory equipment, structures and appliances when they are reasonably in need of repainting. Color and materials used are subject to Park's approval. In addition, all above items shall be required to comply with all applicable laws and regulations.

(2) Persons who were Residents prior to the standards of incoming mobilehomes being instituted will not be required to adhere to them, unless the Resident voluntarily undertakes to make the change or addition to Resident's space, mobilehome, accessory equipment, structures or appliances. Resident will also only be required to adhere to the new standard(s), which apply to the change or addition Resident is actually making.

(3) Skirting is required on all existing mobilehomes. Skirting must completely surround the mobile, and must be constructed of siding to match the mobile. Masonry skirting may be permissible.

D. The Park's general standards for accessory equipment, structures and appliances for INCOMING MOBILEHOMES are:

(1) The following items are required: full skirting, carport (or garage), rain gutters with down spouts which extend to the ground and away from the mobilehome, and storage (shed, cabinet, or garage).

(2) All exterior siding of the mobilehome must be of hardboard or approved material.

(3) Skirting must completely surround the mobile, and must be constructed of siding to match the mobile. Masonry skirting may be permissible.

(4) All doorways must have an awning or other approved cover.

(5) Carport must be a minimum of 10ft. wide x 20ft. long. Awning supports are to be vertical and securely anchored to the ground. Awnings are to be of approved material.

- (6) Porches are to be carpeted with or made of material approved by Management. Location of patios and porches must be pre-approved by Management.
- (7) The temporary steps provided by the dealer must be removed from the park no later than thirty (30) days from the time the mobilehome is installed into the park. Steps must have approved handrails as required by law. Step design and material must be pre-approved by Management.
- (8) Resident may install one (1) storage shed or cabinet with a maximum of 120 square feet, placed in a location approved by Management and which meets all current set-back requirements. A second storage shed or cabinet may be installed, provided that together they do not exceed 120 square feet. Storage sheds and other accessories must be of an approved type and material and match the exterior décor and color of the mobilehome. All sheds must be securely anchored to the ground. Storage shed will not be required if an approved garage is installed.
- (9) All mobilehomes moving into the park must have detachable hitches.
- (10) The roof must be composition shingles or of other material approved by Management (no wood shingles or metal roofs); and have a minimum 3/12 roof pitch.
- (11) T.V., C.B. or other antennas such as dish antennas, may be erected outside of the mobilehome with prior written approval of Management as to size, height, location and appearance of such items. No shades, screens, blinds or other similar items shall be located outside the mobilehome without Management's approval.
- (12) Swamp coolers and air conditioners must be mounted in an approved location, and be piped away from the mobilehome so that condensation does not drip onto the side of the mobilehome, or on the ground around or under the mobilehome.
- (13) Colors and materials used for all improvements, appliances, equipment and structures are subject to Management's approval.
- (14) The location, set-back and final position of each home will be under the overall direction and supervision of Management, and must meet all legal set-back requirements.

19. SIGNS AND ADVERTISING:

- A. All mobilehome spaces must be prominently identified by space number and/or address. Management will advise as to acceptable size, type and location. Except as provided for by the Mobilehome Residency Laws and any future changes thereto, signs are not permitted on Residents' mobile, windows or space; with the exception of signs with Residents' name and address, which must be pre-approved.

- B. Homeowner is permitted to advertise the sale of the mobilehome in accordance herewith and the Mobilehome Residency Law as it may change from time to time. Accordingly, Homeowner may place a sign not greater than twenty-four inches in width by thirty-six inches in height in a window, on the side of the mobilehome facing the street, or in front of the mobilehome facing the street of an “H” or “A” frame design sign, stating that the mobilehome is for sale or exchange. Posted signs in front of the mobilehome shall be perpendicular to but may not extend into the street. The Mobilehome Residency Law states that the sign shall state the name, address and telephone number of the mobilehome owner or owner’s agent. All future changes to the Mobilehome Residency Law are incorporated herein by this reference and shall become effective concurrent with such changes. “Open House” signs and flags are permitted but the size and number of these signs must be pre-approved by Management as to size, number and location; and Management must be informed in advance of any open house being held. Any signs permitted must be put up immediately before and taken down immediately after the scheduled hours of the open house.
- C. Political signs are limited to 6 square feet as per Civil Code 798.51 (e) and may be displayed within the site not to exceed 90 days prior to an election and 15 days following the election.
- D. Park wide yard sales are permitted involving advertising or other announcements inviting members of the general public to come into the park with management's prior permission.
- E. Distribution of handbills and door-to-door selling or solicitation is not permitted. Any other non-commercial material may be distributed by residents only.

20. COMPLAINTS AND OFFICE HOURS:

- A. Any complaints regarding other Residents, Management or any conditions need to be made in writing and delivered to Park Management to provide them with proper notice.
- B. Normal business hours for the park office are posted at the office. Appointments may also be made in advance with the Resident Manager for other reasonable hours if necessary.
- C. Any emergency conditions must be brought to the immediate attention of any Park Manager or person responsible for park supervision.

21. INSURANCE AND LIABILITY: Residents are responsible for their own insurance covering their mobilehome, space, and personal property. Residents will be responsible and liable for any damage to other persons, property or park property caused by themselves or their guests, pets or vehicles.

22. DISCLAIMER: The equipment, apparatus and facilities furnished on the grounds of the park are solely for the convenience of the Residents and guests; and all persons using same do so at their own risk. The Park Management and/or Owner will not be responsible for loss, damage or injury to any person or property caused by the use of the park facilities, space, or any improvements thereon, or by fire, theft, wind or any Act of God.

23. ZONING: Marineland Mobilehome Park is zoned as a Mobile Home Park in the City of Hermosa Beach, County of Los Angeles, State of California.

- 24. ATTORNEY'S FEES AND COSTS: Except as provided for in Residents' Rental Agreement, Resident agrees that in any action arising out of Resident's tenancy, these Rules, or the provisions of the Mobile Home Residency Law, the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if Judgment is rendered in his/her favor, or where the litigation is dismissed in his/her favor prior to, or during the trial, unless the parties otherwise agree in a settlement or compromise.
- 25. INTERPRETATION: Each provision of this Agreement is separate, distinct and individually enforceable. In the event that any provision is declared to be unlawful or unenforceable, the validity of all other provisions shall not be affected. The numbering of paragraphs is for reference purposes only.
- 26. Management reserves the right to make exceptions and to set standards.
- 27. ACKNOWLEDGMENT: Resident(s), which includes each of the people set forth in the Rental Agreement or Lease, acknowledge that they have read, understood, and received copies of these Rules and Regulations. Resident(s) further acknowledge that have read and understood each of these documents. Residents(s) understand that by executing these Rules and Regulations; or that by having been served with a copy of these Rules and Regulations in accordance with the Residency Law, they will be bound by the terms and conditions thereof.

DATED: \_\_\_\_\_  
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 RESIDENT

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