

Rules and Regulations for Sunset Mobile Home Park 2008

Our Rules and Regulations were adopted for the benefit and protection of all Residents and visitors and for your general welfare, safety and enjoyment of our pleasant senior environment.

Thank you for joining our community. Everything possible will be done to ensure and increase your comfort and pleasure and the comfort and pleasure of those to follow.

Sunset Mobile Home Park LLC will operate under the Nevada State Laws, applicable County and City Ordinances and the Rules and Regulations set forth herein which will be enforced.

The Sunset Mobile Home Park LLC and its Managing Members represent Management and shall be vested with all the legal rights and authority to enforce the Rules and Regulations on its behalf. A Managing Member's decision shall be final and binding upon the Residents.

Revised Date 02/2008

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Requirements for Residents and Guests

- A. All Residents will be asked to complete an application for residency and management must approve it before the Residents may reside in the community.
- B. No additional persons, other than registered Residents are to reside in any mobile home. The space rented is to be used only for private mobile home residence purposes.
- C. The Resident is required to acquaint all guests with the rules and must accompany them at all times within the community. The Resident is personally responsible for all actions and conduct of their guests and to this end is liable for any damages to any property within the community caused, or contributed to, by their guests.
- D. No Subletting of a mobile home is allowed in Sunset Mobile Home Park.
- E. Any resident may sell his mobile home at any time. However, if the prospective buyer of the home plans to remain in the Mobile Home Community the buyer must apply and be accepted for residency by contacting park Management.
- F. All Resident complaints, except emergencies, must be presented to Management in writing during office hours.

The Lot and its Usage

- A. Mobile Homes:
 - 1. Management reserves the right to refuse entry to the park any mobile home that has been misrepresented, as to age, size, condition, or non-compliance with plumbing, electrical, and heating regulations.
 - 2. All coaches that do not have removable tongues must have the tongue enclosed with matching skirting as was used on the mobile home.
 - 3. Resident is permitted to wash and make minor repairs to their mobile home. However, major repairs and painting can cause damage to the neighbor's property if not properly conducted so Residents are therefore required to obtain Management's approval before undertaking such a venture.
 - 4. The utility pedestals (meter and utility hookups) must be accessible at all times. Tampering with park fuses, electric service connections, or other park utility connections is strictly forbidden. Please contact the Management in case of trouble.
 - 5. Mobile homes coming into the park will be required to have their mobile home skirted with commercial metal skirting or skirting that is of the same material and color as the mobile home. Unless the Resident is a qualified installer a professional company shall install this skirting. Mobile homes will be equipped with solid steps for exit and said steps will be equipped with solid hand rails. All awnings and carports will be aluminum awning material including posts or will be of a material that matches the mobile home and all awnings and carports will be professionally installed. No enclosure of these carports or awnings will be allowed unless plans are submitted and approved by Management. Construction

of carports or awnings that are constructed and do not meet the requirements of the park will be removed at the Residents expense.

6. The Tenants will have sixty (60) days to have their home skirted. Awning and carport construction will be completed within thirty (30) days of the starting date. This includes all construction and painting.

B. Fencing:

1. Fencing yards is permitted only in accordance with Management's written approval. Residents will be responsible for the expense of labor and material for installing the fence and the labor for its removal, should the fence be erected without Management approval.
2. Fences may be constructed on the property but instantly become under the control of Sunset Mobile Home Park. Fences are subject to the following restrictions:
3. Fences cannot exceed four (4) feet in height and cannot be solid over three (3) feet high.
4. They may be constructed of chain link, block or vinyl.

C. Commercial Business Prohibited:

No commercial business shall be conducted in the Mobile Home Community, nor shall "auction", "moving", or "garage" sales be permitted. No peddling, or solicitations are permitted at any time. Residents should not use the name or the Mobile Home Community or the Management name in any advertising they might do.

D. Sheds or Store Rooms:

Sheds will not exceed ten (10) feet by twenty (20) feet and must be a commercial metal building or must be built of material that matches your home and painted to match your home. Placement of this building is important due to location of underground utilities. No building will be placed or built on your space without plans being submitted to the Management office for approval. The name of the contractor that is building the shed will be requested.

E. Lot Maintenance:

1. Resident is responsible for keeping their lots clean and clear from any debris, and weeds at their own expense.
2. Residents shall permit Management to enter the rental space at all reasonable times for the purpose of inspecting, maintaining, or making repairs, alterations, or additions to any portion of said space, including erection and maintenance of such scaffolding, canopies, and props as may be required, without any rebate of rent and without any liability to Residents for any loss of occupation or quiet enjoyment thereby occasioned.
3. Residents shall not make additions or improvements on the space without first obtaining Management's written consent for the addition or improvement. To protect all property, Management must give written approval of all work to be done by contractors in the Mobile Home Community.

F. Landscaping:

1. Residents shall be responsible for maintaining their own space and shall maintain it in a clean and attractive manner. Management reserves the right to take over

and service any lawn or yard that becomes neglected and debit the Residents' monthly rent bill for costs incurred. Desert landscaping is encouraged for those that leave their home in the summer months for long periods of time, and for water conservation reasons.

2. Residents must check with Management before digging or driving rods or stakes into the ground as they might damage underground wiring, utility wires, or plumbing. Resident shall bear the cost of repairs to any utilities damaged by Residents.
3. All landscaping improvements shall at once become a part of the realty and belong to Management and shall remain upon and be surrendered with the lot. As per the Space Rental Agreement.
4. Special Note: When Residents landscape around the mobile home, adequate drainage should be provided so rain water run-off will not drain under the mobile home.

G. A/C Units and Coolers:

1. Air conditioners should be located so that the noise will be the least disturbing to your neighbor.
2. Drippings from air conditioners or coolers are not allowed to fall onto the ground under the coach. They must be piped away from the coach in a manner satisfactory to Management.

H. Television Reception and Equipment:

1. Cable television is available in our Mobile Home Community. Contact the local cable company to activate your service. The fee for this service is paid directly to the cable company.
2. Residents are expressly prohibited from tampering, interfering, or working on the cable hook-up.

I. Peace and Quiet:

1. Radios, TV's, stereos, musical instruments, or any other conduct that may cause annoyance to Residents must, therefore, be kept reasonable low, especially after 10:00 p.m. No radio transmitters are allowed in the Community.
2. Loud parties, intoxication, fighting, immoral conduct, or children without the supervision of an adult all of which might be cause for a complaint, will not be allowed.

J. Motor Vehicles:

1. All motor driven vehicles must be licensed for use on the road and must be street legal in accordance with the Nevada Highway Patrol.
2. Speed limit for all vehicles shall be ten (10) miles per hour.
3. Residents may park such number of conventional passenger vehicles on the surfaced portion of their carport and in front of their home that do not extend beyond the property line into the street. Fire code forbids any street parking within the Community. A conventional passenger vehicle includes station wagon, family sedan, sports car, van or any other vehicle approved by Management.
4. Recreational vehicles, campers, trailers, motor homes, and boats must be parked in the designated storage areas, for which there may be a small monthly fee.

There is no guarantee the storage space will be available for your recreational vehicle on the park property. If no space is available in the assigned parking area your recreational vehicle must be stored off site at the Residents expense.

5. The operation of motorcycles, motor scooters, minibikes, and other two and three wheel-motorized vehicles must be approved in writing by Management and Residents operating said vehicles must comply with these Rules.
6. Motor Vehicle repair or maintenance is restricted to any repairing that can be completed within a 24 hour period.

K. Pets:

1. One small pet will be allowed but must be approved by Management at time of renting space. Pets acquired after moving in must be approved by Management.
2. Each pet must be licensed and inoculated in accordance with local laws.
3. Pets are not permitted in any recreation area or in the area of the Senior Center.
4. Other than on the tenant's own lot, pets may not be walked on the Mobile Home Community Streets or any mobile home spaces, at any time, whether leashed or not. Any pet running loose in the Community will be impounded at the owner's expense. Should a Resident lose his pet, he must obtain written permission from Management before acquiring another one. (correction 12-1-2017 residents may walk their pets if leashed and that leash is held by a person. No unattended animals, chained or restrained, allowed outside of a home.) If a Resident wish to take his pet out of the Mobile Home Community for exercise or other reasons, it must be transported in Residents car, in a bicycle basket, or in the Resident's arms. Residents must not walk pets into or out of the Mobile Home Community.
6. Any excrement left by a pet outside of the mobile home must be picked up immediately, and disposed of within the Resident home.
7. Pets will not be allowed to cause any disturbance, which might annoy neighbors. If a pet, due to a Resident's negligence, causes any disturbance, annoyance or harm, such as barking, growling, howling, biting, or any other unusual noises or damage which will annoy or cause harm to a neighbor, permission to keep the pet will be revoked. If Management notes any other violation of the pet rule or another Resident makes a valid complaint, the pet owner will receive a warning in writing. If a second valid complaint is received, the pet owner will receive a notice to either dispose or get rid of the pet or vacate the lot.

Other Rules and Regulations

A. Special Rules Incorporated by References:

Other rules of conduct concerning the use of the Park facilities will be posted throughout the Park and by this reference are incorporated herein as though set forth in full. Residents must read and follow these posted rules.

B. Waiver of Liability:

Resident, as a material part of the consideration; under the Rental Agreement, hereby waives all claims against the Management for damages to furniture, equipment, records, goods, wares or merchandise in, upon or about the Resident's mobile home, from any cause arising at any time other than the negligence of Management's employees. Resident does hereby agree to indemnify and hold Management harmless from and on account of any damage or injury to any person, or to the furniture,

equipment, records, foods, wares of merchandise of any person, arising from the use of the Mobile Home Community by the Resident, or arising from the failure of Resident to keep the mobile home and the lot in good condition, as herein provided, or arising from the negligence of any co-residents or their guests, or by any owner or occupant of adjoining or contiguous mobile Home Community and lot, as well as all damages to other tenants, their guests and families thereof caused by the Residents or his guest's negligence or misuse of the Mobile Home Community.

C. Waiver or Default:

No waiver by Management of Management's right to enforce any provisions hereof after any default on the part of the Resident, shall be deemed a waiver of Management's right to enforce each and all of the provisions hereof upon any further or other default on the part of the Resident. The acceptance of rent hereunder shall not be, or become construed to, a waiver of any breach of any term, covenant or condition of the party's Rental Agreement of the Mobile Home Communities Rules and Regulations or shall it reinstate, continue or extend the term of the party's Rental Agreement or affect any notice, demand or suit there under.

D. Attorney's Fees:

Should either Management or Resident be required to seek legal remedies to enforce the terms, conditions, and covenants of this set of Rules and Regulations, the prevailing party shall recover all reasonable attorney's fees incurred therein whether or not court proceedings were commenced.

E. Amendment of Rules:

Management reserves the right to amend these Rules and Regulations from time to time and to distribute same to residence when amended.

F. Architectural Guidelines have been addpoted by the community and attached herein as a part of the Rules and Regulations herein. An attachment of the Architectural Guidelines for Sunset Mobile Home Park should accompany this document.

Resident acknowledges having read the within Mobile Home Community Rules and Regulations and agrees to be bound by all of the terms and conditions herein contained.

Residents' Signatures:

1. _____ Date: _____

2. _____ Date: _____

Lessor By: _____
(Management Signature)

1. Signed copy in Resident's file
2. Copy to Resident