

Park Rules
King Fisher Mobile Home Park
5845 Old Hwy 53
Clearlake, California 95422
June 2020

1.0 General Information

1.01

The park is private property. Owner(s)/Management reserve the right to deny admittance to anyone at any time as allowed by law.

1.02

All persons use the facilities located in and around the park at their own risk. Resident/tenant must accompany any and all guests AT ALL TIMES.

1.03

Park Management is appointed by the park ownership.

1.04

Rents and utility payments will be made to the park management.

1.05

All "portable" propane tanks shall be properly installed and securely fastened, in such manner that they meet ALL applicable codes. Propane tanks on all RVs and travel trailers shall be securely fastened and properly installed in the location for which they were originally designed.

1.06

Complaints concerning violations of the rules and regulations of the park must be submitted in writing to the park management. Complaints must state their name and address and specify the nature of the violation, date, time and any witnesses.

1.07

Residents shall furnish park management with a duplicate copy of the California Department Housing Mobile Home registration sheet annually.

1.08

Failure to comply with the park rules, terms of lease/rental agreement, or the California Mobile Home residency law could result in legal action, termination of residency/ tenancy or eviction.

1.09

For an extended absence (in excess of three weeks), residents must notify management of estimated departure and return dates along with an address of person to be contacted in case of any park administrative or emergency matter. Each resident shall be responsible for rents and charges which may become due, maintenance of landscaping, mail pick-up, newspaper deliveries, or other requirements pertaining to space appearance and maintenance during period absence.

1.10

Prior management approval is required before any arrangements are made to have any other person or persons in the home during the resident's absence.

1.11

"Moving" or "garage sales" must be approved in advance by the management. Requests for such a sale shall be submitted in writing, at least fourteen days prior to said sale.

2.00 Assignment and Subletting

2.01

The park provides space rental for single family dwellings only. Mobile homes may not be occupied by persons other than those specified in the park's lease/rental agreement. Residents/tenants must have management approval before any new cohabiters or additional occupants are allowed to live within the park.

2.02

Sale of a mobile home located within the park does not transfer any right or rent space in the park. Prospective residents are required to complete a standard park rental/lease application form in advance and may be approved only after a complete review of their income/employment, prior rental and credit history. There is no guarantee or assurance of approval and prospective purchasers of mobile homes located within the park are advised to obtain approval by the management prior to entering into any purchase contract. Liability of the disclosure of this information rests solely upon the seller of a mobile home. "FOR SALE" signs must be in accordance with limitations set forth in the Mobile Home Residency Law, Civil Code Section 798.70.

3.00 Appearance and Maintenance

3.01

The front, sides and backs of each space must be maintained in a clean and well-kept attractive appearance. No storage of any item(s) or material(s) is permitted in the carport, underneath,

behind or around the homes, except for BBQ equipments and outdoor patio furniture. Unsightly cans or pails are not to be used as flowerpots. Clotheslines will not be attached to any mobile home. Laundry will not be hung out for drying in any area.

3.02

No household appliance or household furniture may be placed outside the home. Only patio type furniture is permitted outside (patio furniture is defined as furniture designed for outside use, which is in good repair and useable condition).

3.03

Parking areas, including carport and driveway, if applicable, must be kept clean and free from oil and grease at all times.

3.04

Firewood must be stored neatly at a location not visible from the street, for those homes with a state approved stove or fireplace.

3.05

Resident is responsible for maintaining the exterior of home, including awnings, decking, steps, skirting, and storage sheds, in a good, safe, clean and attractive condition. Exterior paint of homes and sheds must be kept in good condition and repainted as needed. Missing or damaged skirting must be replaced with matching skirting. Bent or damaged awning support scroll bars will be repaired or replaced. Roll-up shades are prohibited for use as exterior window coverings in the front of homes. No window mount air conditioners or evaporative coolers will be mounted on any mobile home in any fashion that would impede another resident/ tenant privacy or enjoyment of the park.

3.06

Special effort will be made by residents to keep streets, gutters and fire lance clear of debris, brush, shrubbery, grass cuttings and vegetation, dead or alive. Mud, dirt, oil or grease deposited in the park streets from resident/tenant vehicles or vehicles owned by a resident/tenants guests, must be promptly removed by the resident/tenant.

3.07

Storage sheds must meet local and HCD codes and be professionally built by a manufacturer of storage sheds and be securely fastened to a wooden floor or concrete slab and be painted to closely match the home. Electrical hookups to storage sheds are prohibited.

3.08

Mobile home “hook-ups” must be maintained as required by ALL applicable HCD, city, county and state ordinances, codes and regulations. Installations, alteration or repair of any electrical, plumbing, or other utility coupling, any only be accomplished by a qualified person and must be performed only after management approval. The resident must assume full cost for any repair of this nature.

3.09

Written management approval is mandatory before any exterior additions, deletions, alterations or major exterior repainting is instituted. Exterior additions, deletions and/or alterations must be professionally accomplished in such a manner that they meet ALL applicable HCD, city, county and state ordinances, codes and regulations. This includes, but it is not limited to the following: awnings; steps; decking; storage sheds; storage cabinets; hot tubs or saunas; screen rooms or porch enclosures. Approval and permit by the California Department of Housing may also be required. Repairs of the foregoing nature will only be accomplished by a qualified person. Room additions are prohibited.

4.00 Vehicles

4.01

All vehicles must be operated safely, slowly and carefully at all times. Vehicle maintenance and repair within the park is strictly prohibited. The speed limit in the park is five (5) mph.

4.02

All vehicles operated in the park will be in a good state of repair, street legal, have quiet and clean running engines and transmissions, and have a quiet, well-muffled exhaust system in good working order. No exhaust cut-outs, straight pipes, or loud mufflers will be permitted. The exterior (bodies) of vehicles shall be maintained in a reasonably good, clean and attractive fashion.

4.03

Motorcycles may only be driven between the park entrance and the resident’s homes, provide the vehicle is street legal, well muffled and quiet. Operation of “off road” motorcycles or “ATVs”, trail motor bikes, go-carts, skateboards, radio or remote controlled model vehicles on park streets is prohibited. Operation or parking of large trucks, truck-tractors, tractor-trailers, horse or livestock trailers are prohibited. Pickup truck beds, boats or trailers may not be used for storage or for trash containers.

4.04

The number of vehicles authorized for mobile home space(s) will be limited to two (2) vehicles per space. Vehicles will be parked properly and neatly, in the parking area(s) designated for each mobile home space, and may not encroach on streets, walkways, patios, or landscaped areas.

4.05

Recreations vehicles, un-mounted campers, trailers, boats and other vehicles not used as regular transportation shall not be stored in any regularly designated parking spaces or any other undesignated area within the park. Storage of boats, RVS and any other vehicles, not used as regular transportation will only be allowed within areas of the park designated specifically for such a purpose. The park reserves the right to impose a fee for the storage of such vehicles within the park. Vehicles that are legally stored within the park must be currently registered or have a current certificate of non-operation, and be in good condition and kept neatly covered at all times. In the event of a violation of the park's vehicle parking and storage regulations, the resident agrees that the management reserves the right to have their vehicle in violation towed and stored at the sole cost and expense of the vehicle owner.

5.00 Pets

5.01

Residents/ Tenants who have small house pets enjoy them; however, there are others who may not share the same views when it comes to pets. In order to maintain an enjoyable atmosphere for everyone in the park, ALL PETS must be approved by the management. All pets must be neutered/ spayed. Pets will be limited to two (2) small domestic animals that are typically considered "house pets", such as dogs and cats.

5.02

Pets must be kept under control at all times. All pets must wear a collar with proper ID and required license/ vaccination tags at all times. Dogs must be kept on a leash at all times while outside. Any animals found running loose around the park will be taken to the animal shelter. Pets will not be time outdoors at any time while the pet owner is away from the home. Pet owners who are planning a trip out of town must take their animal with them or arrange for care at a location away from the park.

5.03

Residents/ tenants who own pets are responsible for picking up after their animals and keeping their areas free from pet droppings and odors. No animals are allowed in the common area(s) of the park.

5.04

Residents/ tenants will not allow their pets to encroach onto other's property.

5.05

Any resident/ tenant who pet causes complaints against their pet will forfeit the right to keep their pet within the park and/or may forfeit their right of residency within the park. Excessive barking and/or violent tendencies on behalf of any animal will result in revocation of permission to keep that animal in the park.

6.00 Noise

6.01

Excessive noise is prohibited at all times. This especially includes, but is not limited to; shouting/ yelling; loud noises; noisy pets; parties; radios/ stereos; televisions; generators and prolonged workshop/ power tool noise. No generators are to run between 8:00 pm and 8:00 am.

6.02

QUIET HOURS ARE FROM 10:00 PM TO 9:00 AM!

7.00 Waterfront

7.01 Use of waterfront areas, including but not limited to; boat dock(s), launching ramp, decks and gangplank (s), is done at your own risk.

7.02

All guests at the waterfront areas must be accompanied by a park resident at all times.

7.03

The park assumes no responsibility for the personal safety or security of anyone availing themselves to the use of waterfront areas.

7.04

Jumping or diving from any waterfront area/ structure is strictly prohibited.

7.05

NO LIFEGUARD ON DUTY. SWIMMING IS DONE AT YOUR OWN RISK.

8.00 Aerials and Antennas

8.01

Aerial/ antennas or other appurtenances must be approved by the management prior to their installation. The posting of signs, notice or promotional flags or similar devices by residents, for any purpose must be approved by the management.

9.00 Enforcement

9.01

These rules will be implemented and enforced as allowed by law.