

Regulations for Royal Oaks Mobile Village
3356 Cypress Avenue
Kelseyville, CA 95451
June 2020

These are the “Regulations” of Royal Oaks Mobile Village (community or park.) If any of these regulations are unclear, you should contact the management company. The name of the management company is Country Air Properties, Inc. and it can be reached at (707) 263-2646. If you do not contact the Management Company, it will be assumed that you understand the regulations. In an effort to operate a clean, efficient, and orderly community and to ensure compliance with all applicable statutes, ordinances and regulations, the following regulations shall apply. The definitions used in the Rules are hereby incorporated as though fully set forth and shall apply to these regulations.

- 1) Children up to the age of 18 must be supervised by an adult while on premises.
- 2) The number of guests visiting tenants at the property is reserved to a manageable amount per unit.
- 3) The pier and dock is for the sole use of tenants. If tenants use the pier or dock prior, the residents must complete a pier and dock use agreement which will hold the owner, management company and agents harmless from any damage or injury that may occur as a result of the use of the pier and/ or dock.
- 4) All pets must be leashed at all times when outside of residents units. This includes the beach area or any common areas. Any dog not inside unit or within fenced in area must be on a leash. Pets must be cleaned up after immediately.
- 5) Sleeping in cars in the community is not allowed. Any RVs in the park must be approved by Management Company in advance of arrival on property.
- 6) Compliance with Laws and Rules:

You agree to comply with all applicable laws, ordinances, regulations, rules and all terms and provisions contained in any document referred in these regulations, your rental or lease agreement, if applicable as they may be changed, amended or altered by their own terms.

In the event of default or any action to enforce this agreement, the non-prevailing party in any such action shall be responsible for all costs and expenses incurred as a result of such action, including reasonable attorney’s fees incurred by the prevailing party, all of which may be included as part of the judgment rendered in such action.

- 7) Indemnification:

We will not be liable for any loss, damage or injury of any kind to the person or property of any resident or any of the employees, guests, invitees or licenses of any resident, or of

any other person, caused by any use of Royal Oaks Mobile Village or the space, or by any defect in improvements erected in Royal Oaks Mobile Village or on the space, or arising from any other cause, unless resulting from our gross negligent or willful acts.

8) Conduct:

Actions by anyone which may be dangerous, create a health and safety problem or disturb others are not permitted. For example, any unusual, disturbing or excessive noise (including loud talking), intoxication, quarreling, threatening, fighting, abusive language or disorderly conduct is not permitted in any and all areas of Royal Oaks Mobile Village. No one under the influence of alcohol (as defined under California Law) or any controlled substance is permitted in any of the Community's "Common Area", defined as open areas, space areas, beach area or roadways and such similar areas.

- 9) Radios, televisions, record players, musical instruments and other sound-making devices must be used so that they do not disturb others. Quiet hours are between 10:00 pm and 9:00 am daily.
- 10) No one may trespass on any other resident's "space" or "lot" or any area which is not open for general use by you or your guests. No one may encroach on any other resident's space or on the common area of Royal Oaks Mobile Village. General use areas include gas, electric, water and sewer connections. General use areas must not be tampered or interfered with and must be maintained so as to be clear of vegetation.
- 11) The number of persons to occupy unit must be approved by the management company. At least one of the persons occupying the unit must hold title to the unit. The unit must be used for residential purposes only.
- 12) Guests may not stay more than 3 consecutive days in any 30 days, unless approved in writing by Management Company.
- 13) Vehicles:

The community speed limit is 5 miles per hour. Residents must remind guest to abide by the rules of the park. If three (3) notices are issued to a tenant, regarding speed limits, or any other violation of park rules. Notice to vacate will be issued to tenant. The roadways in the community were designed for automobiles/trucks/golf carts only. Therefore no skateboards, scooters, roller blades, bicycles are subject to motor vehicle laws/rules. No vehicle repair/ painting are allowed in park. Failure to follow these rules will result in a tenant being responsible for cost of professional cleanup. No inoperable vehicles at any time on property. No commercial vehicles or equipment on property at any time and for any amount of time. Any vehicles dripping oil or gas must be taken from property to avoid seeping into the ground or lake and tenant will be responsible for professional cleanup. Vehicles not in compliance will be towed at tenant's expense.