



# Mobile Home Park Rules and Regulations

3561 Carrington Rd, Westbank, BC V4T 3L8 Bus: 250 768 2411 Fax: 250 768 2477

## Golden Homes, Pineridge Estates & Pinevilla Estates

In order to ensure the safe and enjoyable residency of our tenants, the following Rules and Regulations have been established. The owners of (the 'Park'), Golden Homes MHP, Pineridge Estates MHP and Pinevilla Estates MHP, reserve the right to modify and amend the following Rules and Regulations as they deem fit.

### DEFINITIONS

**Park Owner** – means Ronald M Derrickson or agent, dba RMD Group the owner and landlord of the Park.

**Tenant** – means an occupant of the Park who is the owner of the mobile.

**Sublessee** – means an occupant of the Park who subleases from the Tenant, that is a member of the Tenant's immediate family.

### TENANT INFORMATION

MHP:

Lot #:

Tenant(s):

Possession Date:

Monthly Pad Fee:

Monthly Water/Sewer:

\*Subject to change based on WFN Billing rates

Cell:

Email:

**NOTE: All Rules and Regulations are equally applicable to sub lessees when the Tenant does not live in the mobile.**

### RULES & REGULATIONS

1. All Tenants shall be offered this form prior to occupancy.

#### Sublease

Revised April 6, 2022

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2. As of May 1<sup>st</sup>, 2022 no mobile home in the Park shall be rented out by the Tenant to a third party. If a sublease is permitted, the mobile home may only be rented to a member of the owners immediate family and to no other persons, and the Tenant is still responsible to pay the monthly pad rental along with any other fees.
3. Immediate family member consists of the Tenants father, mother, brother, sister, child, spouse, grandparent, grandchild or his or her spouse's mother, father, brother, sister, child grandparent or grandchild
4. All sublessees in the Park must be given the Park Rules and Regulations prior to renting the home. This document along with a completed Application for Tenancy *must* be returned to the office of the Park Owner prior to moving in. It is the responsibility of the Tenant to inform their prospective sub lessee to contact the Park Owner to set up an appointment accordingly.
5. Any person or guest of the Tenant who is staying within the Park for more than 14 days must be given Approval for Tenancy by Park Owner.

### Sale of Mobile Home

6. Any Tenant who decides to sell their home must first provide the Park Owner with written notification of their intention to sell. Tenants are permitted to sell their home or transfer title thereto and are permitted to display a 'For Sale' sign that is no larger than 2 feet x 2 feet. No other sign may be displayed on the property. The message on the sign shall be limited to 'For Sale' 'By Owner' or contain the name and telephone number of the Real Estate Broker. No other messages shall be permitted. The sign may not contain wording relating to the purchase price and it must adhere to the rules of the Real Estate Commission.

The Tenant shall pay to the Landlord a processing and transfer fee of \$500.00 to complete the transfer once conditions of the sale are removed.

**If the mobile home is to remain on the pad, any person making a purchase offer must complete an Application for Tenancy and be approved by the Park Owner prior to the sale of the mobile home. The purchaser or new owner of the mobile home must qualify as a Tenant under Park Rules and Regulations If this procedure is not followed, the mobile home must be removed from the Park when sold and the Tenant must clear the lot of all debris at their expense.**

7. Prior to the closing sale of your home the Park Owner *must* be contacted in order to conduct an inspection of your lot and home to ensure it meets the standards of the park. The sale of the home is dependent upon approval of the new Tenant and the condition of the lot. It is the sole



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responsibility of the Tenant to abide by the Park Rules and Regulations and maintain the property. Including but not limited to:

- i) Skirting has been upgraded to vinyl or another comparable park approved material, or it will be required within three (3) months of a sale.
  - ii) Lot is well maintained, free and clear of unnecessary debris, garbage, pine needles, and yard clippings.
  - iii) Pine needles are cleaned off of the roof (fire hazard);
  - iv) Fencing is chain link or its replacement will be required within six (6) months of the closing date, and is within the property restrictions and is not encroaching on neighboring lots;
  - v) All stairs leading to your home must be in good condition and must have proper handrails installed as per safety standards.
8. Property lines vary from lot to lot. Please contact the Park Owner to discuss them prior to the purchase or sale of the mobile home if it is unclear. Each mobile is entitled to 3 feet off of the back and the sides of the mobile for maintenance requirements and safety regulations regarding stairs and emergency exits.
9. Each lot is rented as is where is, and any changes are to be approved by the Park Owner.

### **Structures, Landscaping, Fencing & Retaining Walls**

10. Any and all free-standing structures including but not limited to the following must be first approved by the Park Owner prior to being erected or placed on the property: gazebos, hot tubs, sheds, parking structures and/or garages. All free-standing structures must be kept in good condition and must be removed or replaced as per request of the Park Owner due to the overall appearance, disrepair, decomposition, and/or safety concerns.
11. Children's pools up to a maximum of 1500 liters, the size of an average hot tub, are permitted.
12. Fire pits, chimineas and other wood burning apparatus are not permitted in our parks as of November 1<sup>st</sup>, 2015. During the summer months campfire bans, as imposed by WFN, will include the ban of all other open flame apparatus being used during these periods.
13. Each Tenant is responsible for supplying all labour and materials for work done on their lots. All major landscaping projects, additions, renovations, and improvements are to be approved by the Park Owner before commencing and must be completed in a specified amount of time agreed upon. Maintenance and improvements may not exceed the allotted time decided upon by Park Owner, which is solely at the Park Owner's discretion.

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14. All fencing must be chain link, no higher than five (5) feet and must not exceed the front of the mobile home. Tenants *must* obtain the approval of the Park Owner prior to erecting or replacing *any* fence. The Park Owner's agent and maintenance crew will plot out where the fence is to be built if there is not already one in place. Any fence not meeting requirements must be taken down immediately, at the request of the Park Owner.
15. Repairs and proper upkeep of the condition of your fence is also expected. At the request of the Park Owner's agent, all dilapidated or rotting fences must be taken down and replaced with chain link. Wood fencing is no longer permitted in the park.
16. Tenants who live in the upper lots are solely responsible for installing and maintaining any and all retaining walls and embankments below them. The maintenance and installation of new retaining walls and embankments, including materials to be used, must be approved by the Park Owner.

### **Crime Free Park**

17. The Tenant (s), any occupant of the tenant's household, and any persons affiliated with the tenant invited onto the Park property shall not engage in any criminal activity in or around the Park including but not limited to:
  - a. any drug-related criminal activity;
  - b. solicitation (sex trade workers and related nuisance activity);
  - c. street gang activity;
  - d. assault or threatened assault;
  - e. unlawful use of a firearm;
  - f. any criminal activity that threatens the health, safety or welfare of the landlord, other tenants or persons in the Park.

**Violation of the above provisions, which for a reasonable, agreed upon, and material term of the Park Rules and Tenancy Agreement, shall be good cause for a Notice of Eviction.**

A single violation of any provision in the Crime Free Housing Rules shall be deemed a serious violation and material non-compliance. It is understood and agreed that a single violation shall be good cause for a Notice of Eviction. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

### **Notice of Eviction**

18. The Park Owner may evict a Tenant for any of the following:
  - i) Non-payment of rent;



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- ii) Reports of a criminal record or disorderly conduct which violations may be deemed by the Park Owner to be detrimental to the health, safety or welfare of other residents of the Park under the Laws of Canada;
  - iii) Violation of any Park Rule or Regulation, or the Tenancy Agreement;
  - iv) A change in the zoning or use of land comprising the Park, or any portion thereof.
  - v) Failure of the purchaser of a mobile home situated in the Park to be qualified and obtain the approval to become a Tenant of the Park, such approval being required by the Rules and Regulations herein.
19. Any act which endangers the life, health, safety, property or quiet enjoyment of the Park or its occupants is in violation of these Rules and Regulations, and shall be grounds for eviction under Westbank First Nations Law.

### Park Owner Access

20. The Park Owner shall have the right but not obligation to access any Tenant's mobile home in the event of an emergency or to prevent imminent danger to the occupant or the mobile home. The Park Owner shall have the right but not obligation of entry onto the lot at any and all reasonable times for the purposes of repair and replacement of utilities, the removal of trees, as necessary and any other maintenance or management tasks.
21. The rights of the Park Owner and failure of the Park Owner to exercise any such right shall not operate to forfeit any other rights of the Park Owner. No waiver by the Park Owner of any Rule or Regulation shall be deemed to constitute or imply a further waiver of that or any other Rule or Regulation.

### Pets

22. Dogs are welcome in our Parks but must first have park approval to reside in the Park.
- i) The Park Owner MUST first meet and approve your dog before entering into the park. Each Tenant is allowed one (1) dog per household.
  - ii) You must complete our dog application form. \*No vicious or dangerous dogs are allowed in the Park.
  - iii) All dogs MUST have a dog license issued from Westbank First Nations and submitted to the Park Owner. Owners are responsible for license renewal on an annual basis (January 4<sup>th</sup>) and must submit the new dog license to the Park Owner. If your dog is NOT licensed, the owner will be reported to and fined by Westbank First Nations.



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- iv) Dogs must be on leash in the park at all times, kept under control, and barking must be kept to a minimum, excessive barking will not be tolerated, as enforced by WFN Bylaw. The pet shall only be allowed on the Tenant's property or in the designated pet areas within the park. The Tenant shall accept full responsibility for any and all damages to the lot and the Park which are caused by the pet or by keeping the pet on the premises.
- v) No dogs shall be left unattended for more than twelve hours. We have zero tolerance for animal negligence and cruelty.
- vi) The Tenant understands that the Park Owner, at its sole discretion, reserves the right to prosecute any Tenant whose animal may have caused injury or death to any other Tenant, visitor or park employee within the Park.

23. A maximum of two (2) cats are allowed per household in accordance with WFN Bylaw restrictions.

24. Backyard chickens are not permitted in our mobile home parks.

25. The Tenant shall keep their lot and any and all of the Park Owner's property free of pet droppings and shall remove and adequately dispose of all pet droppings in such a manner as to keep the premises in a clean and healthy state.

\*Vicious and dangerous dogs are considered to be dogs that have a tendency to attack without being provoked, or otherwise endanger, people or other domestic animals. The Park Owner's management team has the right to deem any dog in the park as unsafe.

### Pad Rental & Fees

26. All rent and maintenance fees are due and payable monthly. The Tenant will deliver to the Landlord a void cheque for preauthorized auto withdrawals and a signed P.A.D. Authorization form. We do not accept cash, e-transfer or post-dated cheques for monthly pad rent. All such payments shall be made on the first (1<sup>st</sup>) day of each such payment period. A twenty dollar (\$20.00) penalty fee per day shall be assessed if the amounts due are not paid within one (1) day of the due date. A thirty-five dollar fee (\$35) will be charged to the Tenant if a withdrawal is returned and has not cleared the bank for *any* reason. Rental fees and maintenance fees are subject to change following the residential tenancy guidelines.

27. Payment of fees, charges and other assessments shall be made at the Park office or otherwise set out by the Park Owner. Our office is located at 3561 Carrington Road Westbank, BC V4T 3L8. Our phone number is 250.768.2411.



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28. All charges and financial obligations must be paid at the Park office before a mobile home can be sold or removed from the Park.

### Speed Limit

29. The speed limit in the Park is 15 km/hr for all vehicles. Pedestrians have the right of way. All vehicles and bicycles in the Park must follow the BC Department of Motor Vehicle's rules.

### Decorations

30. Any external decorations placed on the mobile home must not be too large and must not interfere with other Tenants' right to peaceful enjoyment of the Park.
31. Seasonal decorations (Easter, Halloween, Christmas and those alike) must be taken down within three (3) weeks of the celebration, including Christmas lights.

### Care and Use of Premises & Mobile

32. All lawns must be seeded or sodded. Tenants are responsible for ensuring that their lot is free of weeds, pine needles, insects and other pests. All yard waste must be in small to medium sized bins and placed at the end of the driveway for weekly pick-up by the Park's maintenance crew.
33. Tenants are solely responsible for the upkeep of the lot and keeping it clutter free, including but not limited to any and all lawns, trees, gardens, shrubbery and cedars on that lot (front, back and sides). Lawns must be mowed weekly and all trees must be trimmed to prevent branches from infringing on neighboring lots or causing any obstructions in the Park. All cedars that are present on the lot or property lines must be trimmed back and shaped on an annual basis so that they do not exceed roof height of the mobile and are of consistent height with one another. Tenants must receive Park approval prior to planting or removing any trees or shrubs on the property.
34. Tenants are responsible for the overall appearance of the mobile home. This includes but is not limited to: appropriate window coverings (no foil, sheets, or flags), clutter free deck, patio areas, skirting and siding is clean and in good condition, roof is in good repair (no tarps or heavy plastic), and no unfinished/exposed plywood, particle board or other comparable product on the exterior of the home. The premises shall be kept in an orderly, neat and clean condition and shall be free of litter, clutter and debris.
35. All mobile numbers must be visible from the road. This is a safety requirement should emergency vehicles need to reach the home.
36. The mobile and driveway should be pressure washed and painted as necessary. All paint colors must be approved by the Park Owner.



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37. Tenants are required to keep their lot, driveway and the perimeter of the home free of debris, boxes, miscellaneous parts, lumber, unused or dilapidated items and equipment are not to be stored on the outside of the mobile home or outside of any utility room or shed on the lot.
38. Garbage cans can be put out at the end of each driveway no earlier than the night before scheduled pick up dates and are to be removed on or before the evening of the collection day.
39. Tenants shall have the option of cable television as no antennas are permitted in the Park. Satellite dishes shall be permitted under the following conditions: prior to installation, the dish size and installation location must be approved by the Park Owner.
40. Clotheslines must be the folding umbrella type, or the reel type attached to the mobile with a removable pole. Clotheslines must be placed at the rear of the mobile and must be taken down and stored daily.
41. Tenant cooperation in keeping the common areas clean and serviceable is required.
42. Tenants are not permitted to perform mechanical maintenance to vehicles or recreational vehicles or boats within the Park.
43. Tenants who will be away from their mobile home for more than two (2) weeks shall make arrangements for another person to watch over their mobile home and perform any of the necessary maintenance (e.g. lawn mowing and weeding) while the Tenant is away.
44. Tenants shall water their lawn in accordance with any applicable water usage guidelines and regulations as enforced by WFN. As a rule, watering should only take place between 5pm and 11am. Odd numbered lots should water on odd days and even numbered lots on even days.
45. Tenants shall be notified in writing of any breach of yard maintenance, the Tenant will be given 3 days to perform the maintenance. If such maintenance is not performed, the Park Owner reserves the right to have such maintenance done and to bill the tenant for such work.
46. Any and all peddling and soliciting, commercial or otherwise is prohibited.
47. Illegal Drug use and activity is prohibited within the Parks and are subject to the Crime Free Park rules. Registered doctor prescriptions for legal marijuana use must be acknowledged and approved by the Park Owner before the Application for Tenancy is accepted.
48. The Park Owner shall not be held liable for any accident or injury to any person or property through the use of the Park and its recreational facilities by residents or their guests.





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49. Tenants must conduct themselves in a manner that does not reasonably disturb neighbors or constitute a breach of peace. Tenants shall be responsible for any actions of any family member, friend or person on the premises with their consent.

### Back Yard Inspections

50. These inspections will be conducted as required, on a lot-to-lot basis, in order to ensure proper care and upkeep of each property. Expectations of the maintenance of the backyard areas and perimeter of the lot are equal to that of the front yard and driveway that are explained in detail throughout the Park Rules and Regulations.

### Quiet Enjoyment of the Park

51. Tenants and their guests shall refrain from creating excess noise which would interfere with other Tenants' right to quiet enjoyment of the Park. No loud noise shall be permitted between the hours of 10:00 pm and 7:00 am in accordance with WFN laws, other than approved construction.
52. During all hours of the day all tenants must respect the close proximity in which their neighbours reside. All acts and activities are to be conducted within reason so that they are not deemed as to have committed a "nuisance" as outlined within the WFN Laws. All nuisance violations should be called directly into WFN Bylaw officers and appropriate Penalties will be issued.
53. Disorderly conduct of any type as set out in the WFN Laws is unacceptable by Tenants, guests and any other person within the Park. All disorderly conduct should be called directly into WFN bylaw officers along with Park Owner. Appropriate penalties will be issued.
54. If a Tenant has been reported to Park Owner as breaching the rules and laws set out in section #49 through #52 regarding committing a nuisance and disorderly conduct, this will be grounds for eviction.

### Parking

55. No vehicles shall be parked on the streets in the Park. A Maximum of two (2) licensed passenger vehicles may park on any driveway. Temporary guests or guests requiring overnight or extended parking must park in designated visitor parking areas of the Park only and they must display a parking pass issued by the park owner. Tenant vehicles and vehicles not displaying an overnight parking pass will be towed at the owners expense. No large or oversized trucks and/or vans are allowed in the park at any time.



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56. No unlicensed vehicles are permitted in the Park. All vehicles MUST be insured to drive on the roads and they are to be parked in the driveway provided and not in areas designated for lawns and landscaping.
57. Storage of recreational vehicles including, but not limited to the following, are not permitted to be stored in the Park: trailers, campers, tent trailers, utility trailers, motor homes, boats, PWC's and golf carts. We allow a two (2) night maximum for loading and unloading in preparation for camping or boating trips.

### Loss and Damage

58. The Park Owner shall not be responsible for any loss or damage caused by accident, fire, theft or any other cause. The Park Owner shall not be liable for any accident or injury to any person or property through such person's use of the Park. Tenants and their guests use the Park facilities at their own risk and assume liability for any physical damage or personal injury incurred as a result of such use. In the event of fire or other damage or destruction of the property, the Tenant shall be responsible for removing all debris from his property and or replacing the damaged property within thirty (30) days. During such time, the Tenant shall still be responsible for paying and all rent and other charges.
59. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Park Owner for either damage or loss, and the Park Owner assumes no liability for any such loss. The Tenant is required to obtain insurance at the sole cost of the Tenant to include fire, property damage and public liability in the amount of \$2,000,000.00. Certificates of Insurance shall be delivered annually to the Park Owner. If the Tenant fails to take out or keep in force any insurance referred to in this section this agreement may be terminated by the Park Owner upon (30) days written notice.

### Golden Homes Mobile Park

60. Golden Homes Mobile Home Park is an adult park only. Tenants residing in this park must be aged 55 plus. Any visitors under this age are permitted to stay a maximum of 10 days unless otherwise approved by the Park Owner.

The Tenant will indemnify and save harmless the Park Owner from and against all fines, liens, suits, claims, demands and action of any kind or nature to which the Park Owner shall or may become liable for or suffer by reason of any breach, violations or non-performance by the resident of any covenant, terms or conditions hereof by reason of any injury occasioned to or suffered by a person or persons on any property by means of any wrongful act, neglect or default on the part of the resident, his employees, invitees or licensees.



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Tenants are responsible to check in with the Park Owner on an annual basis to see if any amendments have been made to the Park Rules and Regulations. The Park Owner reserves the right to set policy for any situations not covered by these Rules and Regulations.

I/We hereby acknowledge that I/We have read the MHP Tenancy Agreement and the Rules and Regulations of the Park and agree to abide by them. I hereby acknowledge that it is my/our responsibility as a Tenant residing in the Park to inquire about any changes to the Rules and Regulations.

\_\_\_\_\_  
Tenant (print name)

\_\_\_\_\_  
Tenant (print name)

\_\_\_\_\_  
X Tenant (signature)

\_\_\_\_\_  
X Tenant (signature)

\_\_\_\_\_  
Tenant (print name)

\_\_\_\_\_  
X Tenant (signature)

\_\_\_\_\_  
X Property Manager/ Owner Agent

\_\_\_\_\_  
Date Signed