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Manufactured Housing Park

**COMMUNITY RULES**

**A. PURPOSE, PART OF RENTAL AGREEMENT**

In a continuing effort to maintain a superior community, we ask for your assistance in compliance with the Park Rules. The Community has been developed with your comfort and enjoyment in mind. The maintenance of the community is our utmost priority. We know you will take pride in your mobile/manufactured home and help in maintaining a community that you are proud to call home.

The following Rules are a part of your rental agreement. Please read the Rules carefully and keep them on file, as they constitute a binding agreement between you and the Community management.

**B. MOBILE/MANUFACTURED HOME LOT STANDARDS**

1. All lots are restricted to residential use. There shall be no more than one mobile/manufactured home erected, altered, placed or permitted to remain on any Lot.
2. No trailer, tent, shack or other structure shall be erected, altered, or placed or permitted to remain on any Lot.
3. No trailer, basement, tent, shack, garage, or any other type of buildings shall be used as a residence either temporarily or permanently. No building, or any part thereof, shall be erected or maintained for commercial purposes.
4. No noxious or offensive trade shall be carried out upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the Community or surrounding neighborhoods. Parking of heavy-duty vehicles on streets or Lots shall be deemed a nuisance.
5. No fence, hedge, walk, or barrier located on any building site shall have a height greater than six feet above the finished surface on which it is located. No hedge, fence, wall, or barrier more than 30 inches shall be permitted, placed, or constructed to extend nearer to any street than the minimum setback line. Must be chain link, or treated wood.
6. Antennae, Satellite Dishes. Outside satellite dishes and television antennas are prohibited except for a direct broadcast satellite dish 39 inches or smaller in diameter designed to receive video programming through direct satellite service or receive

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over-the-air broadcast signals from local broadcast television stations. The Landlord shall approve in writing the location and installment of such dishes or antennas.

7. Signs. No signs or other advertising devices shall be erected or maintained upon any part of the Lot, except that a sign not larger than 18 by 24 inches advertising the mobile/manufactured home for sale may be displayed and maintained. No "For Sale" signs for auction, moving sales, garage sales, or similar activities shall be permitted without prior written consent of Landlord. Landlord may erect and maintain on such property such signs, buildings, and advertising devices deemed necessary and proper in connection with the conduct of operations for the development, improvement, subdivision, and sale of the Community.

**C. MOBILE/MANUFACTURED HOME AND IMPROVEMENT STANDARDS**

8. The external design of the mobile/manufactured homes is expected to harmonize with each other. All carports and garages are to be the same design and materials as the mobile/manufactured home, and accessory structures, improvements, utility connections, and landscaping shall be construed with quality workmanship and at all times maintained in good condition. They shall comply with all laws. Tenant is responsible to obtain any necessary permits.
9. Tenant shall keep and maintain the mobile/manufactured home, improvements, including carports and storage units, clean and in good order and repair at all times. Painted areas of the mobile/manufactured home shall not be allowed to peel or become weather-beaten and shall be regularly repainted. Any damaged portions of the mobile/manufactured home shall present an attractive and eye-pleasing appearance at all times and shall not be permitted to become unsightly. Gutters are encouraged to avoid permanent stains.
10. Each mobile/manufactured home erected, altered, placed, or permitted in the Community shall have the foundation or other site preparation and skirting, when applicable, in place no later than 60 days from the date the mobile/manufactured home is first placed on the Lot.
11. Each mobile/manufactured home shall be set in accordance with all government standards. All hitches shall be removed and concealed from view. All tires, wheels, and axles shall be removed and the mobile/manufactured home shall be set as low as possible to finish grade. Any grading, shaping, or filling for the Lot shall be at Tenant's expense.

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12. Within 60 days from the date the mobile/manufactured home is first placed on the Lot, Tenant shall construct a concrete driveway and/or parking Lot for all vehicles which are parked on the Lot.
13. Within six months after placing of mobile/manufactured home on the Lot, Tenant shall erect a single or double car garage, or a single or double carport on the property. If a carport is used, an enclosed storage area must be attached to the rear and must contain a minimum of 676 cubic feet.
14. Plans Submission and Approval. No mobile/manufactured home, mobile/manufactured home accessory structure, building, fence, wall, hedge, or other structure or device or landscaping shall be erected, placed, or altered on any Lot in the Community until the plans, specifications and plot plans showing the location, elevation, and grade lines, where appropriate, have been approved in writing by Landlord for the purpose of ensuring quality workmanship and materials, harmony of external design with existing structures, and compatible location of improvements and vegetation among all Lots within the Community.
  - a. Such plans and specifications shall include a specific description and designation of the proposed erection, placement, or alteration of the mobile/manufactured home including, but not necessarily limited to, the following:
    - (1) Exterior coloring, appearance, texture and materials;
    - (2) Floor plans;
    - (3) Manner and means of installation;
    - (4) Size and square footage;
    - (5) Specific location on Lot, including reference to Lot line setbacks;
    - (6) Materials and textures;
    - (7) Foundations, tie-downs, and other supports;
    - (8) Skirting design, color, materials and texture;
    - (9) Awning number, size, color, material and texture;
    - (10) Location, configuration, and composition of driveway and parking Areas on the Lot;
    - (11) Manner, means, and location of utility location;
    - (12) Height and location of all fences and hedges;
    - (13) Type, color, and texture of roof coating materials;
    - (14) Type, size, and location of landscaping improvements.
  - b. Landlord may require, as a condition of or prior to approval, such modifications or alterations as Landlord may in its absolute and sole

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discretion impose as to the structural features involved, the type of building, materials, or vegetation used, or other features or characteristics not otherwise expressly and specifically established by any of the provisions of the Community Rules, including location with respect to topography and finished Ground elevation. Landlord may also require that the exterior finish, color, texture, and architectural style or character, in the sole and absolute discretion of the Landlord, be deemed suitable by Landlord in view of the general character and architectural style of the community.

- c. Should Landlord fail to approve or disapprove such plans and specifications within 30 days after the same have been submitted in writing, the owner of the Lot involved shall notify Landlord in writing. If Landlord shall fail to approve or disapprove such plans and specifications within 30 days after such notice, such plans and specifications shall be deemed to have been approved. The owner of such Lot may thereafter pursue the plans and specifications to the extent only that the Community Rules expressly permit.
15. Any digging or other disturbing activity must be approved in advance by Landlord. Tenant will be held responsible for any damage resulting from such digging or other disturbing activity to the Community, Community equipment, or any underground utilities. If a Tenant's actions or negligence results in the need for repair or service on Tenant's mobile/manufactured home for such items as connections, water lines, or repair outside of the mobile/manufactured home, Tenant will be charged for labor plus material if service or repair is completed by Community personnel or an outside service contractor. Any of the activities under this provision must have prior written approval by Landlord.
16. Each Lot will be assigned a number by Landlord. Tenants are responsible for purchasing and placing the number of their home, on the side facing the street approximately five feet from the ground. The number is to be placed within 15 days of commencement of Lot rental.
17. Landscaping. Each Tenant shall landscape the Lot in accordance with landscaping plan submitted to and approved by Landlord, in accordance with Paragraph 16 herein. Landscaping shall be completed within six months of placement of the mobile/manufactured home on the Lot. It is the obligation of Tenant to keep and maintain the Lot in a clean and orderly manner, and all lawns and landscaping must be kept clean, weed free, watered, trimmed, and mowed.
18. No personal items shall be stored outside the mobile/manufactured home or another approved structure on the Lot. Materials of any kind are not permitted to be stored or

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to accumulate on any part of the mobile/manufactured home Lot. Yards, lawns, patios, decks, and carports shall not be used for storage. No furniture, other than patio furniture, and no appliances such as freezers, washers, and dryers will be allowed outside the mobile/manufactured home. No drying or hanging out of laundry, towels, rugs, wearing apparel, any other items, clothes lines, are permitted outside the mobile/manufactured home or anywhere in the Community. Holiday lighting is permitted but must be removed within 15 days after Holiday date. No swimming pools, trampolines, or skateboarding are allowed, due to liability purposes.

19. Tenant is required to obtain and maintain liability and property insurance on Tenant's mobile/manufactured home.

**D. UTILITIES**

20. Tampering with Community electrical, water, or sewer connections is strictly forbidden. No posts or stakes of any kind may be driven into the ground without first consulting Landlord, because of the danger to the underground utilities. No one shall impede or obstruct access to any manhole, utility line, electrical meter, water meter, electrical transformer, electrical pedestal, or water standpipe.
21. Tenant is responsible to the Community's point of supply for proper connections, maintenance, and obtaining necessary government approvals for all sewers, water, electrical, cable television, if appropriate, and all other utility hook-ups. Such installations shall be made in accordance with all applicable laws.
22. Frozen water lines are the responsibility of Tenant. During freezing weather, Tenant must install and maintain heat tapes and/or pipe insulation on all water lines, including pipes, hoses, and supply valves. Water lines will freeze if not protected from freezing weather. Water leaks between the mobile/manufactured home and the hook-up point furnished by the Community are the responsibility of Tenant.
23. Landlord is not responsible for interruption of utility services. Utilities may be temporarily disconnected from time to time for repairs, alterations, or additions.
24. Tenant shall provide suitable sanitary garbage cans or containers for garbage and refuse. No garbage or refuse shall be deposited outside these cans and containers.

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Garbage cans and containers shall be screened from view and placed out for pick-up only the day of pick up.

25. Only human waste and toilet tissue may be disposed of in the sewer system. All other materials are prohibited. Tenants shall pay for any damage or plumbing costs resulting from their disposal of any items into the sewer system.
26. Public utility easements are reserved as shown on the recorded plat and over the front five feet of each Lot. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot, and all improvements on it, shall be maintained continuously by Tenant, except for those improvements for which a public authority or utility company is responsible.

**E. VEHICLES**

27. The 10 MPH speed limit for all vehicles within the Community shall be strictly enforced. Tenant should remind guests of this Rule. Joy riding through the Community is prohibited.
28. Operators of any motorized vehicles within the Community must have a valid driver's license. Motorbikes, go-carts, and all-terrain vehicles are prohibited in the Community. Motorcycles are prohibited except for the purpose of Community entry or exit. Motorcycles are not considered a vehicle as they do not take up the space of a vehicle and can be stored out of sight.
29. Tenant Vehicle Parking. A maximum of two vehicles may be parked on Tenant's Lot unless your driveway will accommodate a third vehicle. All vehicles must be registered with Landlord. Vehicles not registered, after notice, may be towed at the owner's expense. Tenant parking is allowed only on the Tenant's driveway and in designated areas and approved parking pad. Parking on grass, beside, or behind homes is not permitted. Plastic and other tarps may not be used to cover vehicles or other objects on Tenant's Lot.
30. Vehicles not in operating condition or without current license plates shall not be allowed to remain in the Community for more than 24 hours. Unconventional, or extraordinarily large, loud, or unsightly vehicles will not be permitted in the Community.

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31. No recreational vehicle, trailer, or boat shall be allowed in the Community without the express written consent of the Landlord. Landlord shall charge a fee for allowing these items in the Community. Recreational vehicle, trailer, or boat parking is only allowed in designated areas authorized by Landlord that shall be screened to prevent viewing by other tenants which may include a side fence to be determined by Landlord. Parking of these items is not allowed on the Tenant's Lot without written permission from Landlord and only after registration with Landlord. Parking commercial vehicles in the Community is prohibited except for service purposes.
32. Repairs. Major repairs (engine, transmission, front and rear end, changing of fluids of any kind, and excessive noise are prohibited) or painting, or reconstruction, dismantling of vehicles in the Community is prohibited. Tenant will be held responsible for damage to driveways, the Lot, or other Community grounds due to dripping oil, fluids, anti-freeze, etc.

**F. PETS**

33. Landlord must give written permission for all pets. The keeping of any pet shall be preceded by the Landlord and Tenant entering into a written pet agreement in a form and text approved by the Landlord. Only a dog or cat under 30 pounds adult weight will be allowed in the Community. All pets must be collared and display a current license. Pets must be kept under the control of Tenant at all times and must be on a leash when out of Tenant's Lot. Pets must be kept indoors at night from 10:00 p.m. to 6:30 a.m. Pet owners shall be responsible for cleaning up all pet droppings immediately. Doghouses, kennels, the breeding of animals, or the housing of animals not owned by Tenant, will not be permitted. Any pet that, in the Landlord's opinion, constitutes a nuisance or causes a Tenant's mobile/manufactured home to become unsightly must be removed from the Community. Tenants shall be responsible for all damages caused by their pets.  
(Refer to pet agreement.)
34. No livestock, swine, poultry, rabbits, or any kind of animal, other than domestic pets, shall be kept on any part of the Lot. No dogs, cats, or other household pets shall be kept, used, or maintained for any commercial purposes.

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**G. CONDUCT**

35. The Community maintains quiet hours from 10:00 p.m. to 8:00 a.m. during which time radios and other devices must be operated at low volumes to not disturb neighbors. Boisterous and other needless noise, interference with other Tenants, disturbances of the peace and quiet, and willful and careless destruction of property in any manner, will be cause for eviction.
36. There shall not be permitted disorderly conduct, abusive language, Fireworks, guns, knives or activities which unreasonably disturb or interfere with the peaceful enjoyment of any part of the Community. All laws shall be adhered to by Tenant, occupants, and guests. Tenant shall be responsible for the conduct of guests and the occupants of the mobile/manufactured home.
37. There shall be no trespassing on other Tenants' Lots.
38. Tenants are responsible for compliance with parking Rules by their guests.
39. No alcoholic beverages are permitted on the Community common areas outside the Tenant's mobile/manufactured home or Lot.
40. Door to door solicitation is not permitted within the Community. If this occurs, Tenants should contact the Landlord.
41. All Tenants shall notify Landlord of departure and return dates while on vacations or extended absences. Tenants shall make proper arrangements for payment of all rent and applicable utility charges while they are absent from their mobile/manufactured homes.
42. No commercial business shall be conducted in the Community, this includes, Day Care and Auto repair. No auction, moving, or garage sales shall be permitted without prior written consent of Landlord.
43. Guests. All Guests staying more than three days in the Community must register with Landlord. Tenants are responsible for the conduct of their guests.
44. Tenants and their guests shall only conduct recreational activities on their own mobile/manufactured home Lots or in designated recreational areas.

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45. All Community facilities are subject to such controls as the Landlord deems appropriate. All facilities shall be for the exclusive uses of Tenants and guests. The use of any facilities by guests may be limited or prohibited by Landlord if such use interferes with the rights of other Tenants.

**H. SUBLETTING AND ASSIGNMENT**

46. All mobile/manufactured homes shall be owner-occupied. Subletting and assignment of the Rental Agreement is prohibited except for assignment of a Rental Agreement upon the sale of a mobile/manufactured home under RCW 59.20.073.
47. No Rental Agreement assignment will be allowed for mobile/manufactured home Lots not in compliance with Community Rules.
48. All mobile/manufactured homes and all other personal property and improvements shall be removed by Tenant upon termination of the tenancy and the Lot shall be returned to the condition it was in at the inception of the tenancy.

**I. RULES AMENDMENT AND WAIVER**

49. Landlord shall have the right to amend the Community Rules upon 30-days written notice to Tenants. Where there are material changes in any Rule relating to pets, children or recreational facilities, Tenants will be given six months to comply.

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SPACE # \_\_\_\_\_

**HOMEOWNER:**

**EXECUTING THIS AGREEMENT ACKNOWLEDGES THAT HE OR SHE HAS RECEIVED A COPY OF THE RULES AND REGULATIONS OF THE PARK, AND THAT HE OR SHE HAS READ THEM, UNDERSTANDS THEM TO THE BEST OF HIS OR HER ABILITY, AND IS WILLING TO ABIDE BY THEM.**

LESSOR:

HOMEOWNER:

By: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

**PET AGREEMENT**

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***PET AGREEMENT***

**1. PARTIES:**

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Covington Estates  
Manufactured Housing Park

**Manufactured Housing Park**

This Agreement is made and executed this \_\_\_\_\_ day of \_\_\_\_\_ by and between Covington Estates Manufactured Housing Park), (hereinafter called the "Lessors \_\_\_\_\_ and here in after called the "Lessee").

**2. PET(S) TO BE KEPT:**

No more than two (2) pets per home are permitted. Pets will be limited to domesticated birds, domesticated cats or domesticated dogs. All pets, when fully grown, can not stand more than 15” (fifteen inches) high at the shoulder. The following breeds of dogs are not allowed regardless of size: German Shepherds, Pit Bulls, Staffordshire Terriers, Bull Terriers, Rottweilers, Doberman Pinchers, Huskies, Chows, Wolves or any mixture of these breeds.

Assistance Animals for Tenants requiring them due to disability are not subject to the Park’s size or weight restrictions. Assistance Animals must be registered with the management.

Lessor hereby agrees to permit Lessee to keep within the confines of Covington Estates Manufactured Housing Community that certain pet animal(s) described as follows:

	<b>PET # 1</b>	<b>PET # 2</b>
<b>TYPE OF PET</b>		
<b>Name</b>		
<b>BREED</b>		
<b>COLOR</b>		
<b>SIZE</b>		
<b>CITY License number</b>		
<b>RABIES SHOTS (Date)</b>		

**3. TERM:**

The term of this agreement shall be on a month to month basis and shall commence on \_\_\_\_\_ 2010

**4. TERMINATION:**

Either party may terminate this agreement by giving the other party thirty (30) days' written notice thereof.

**5. LESSEE'S AFFIRMATIVE COVENANTS:**

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Covington Estates  
Manufactured Housing Park

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Manufactured Housing Park

Lessee agrees to obtain liability insurance coverage to cover pet animal. Lessee understands that Lessor does not carry such insurance.

Lessee agrees to comply with all of the Covington Estates Manufactured Housing Community Rules and Regulations concerning the conduct and keeping of a pet animal within the park.

**6. WAIVER OF LIABILITY:**

Lessee, as a material part of the consideration under this Agreement, hereby waives all claims against Lessor for any damage or loss from any cause arising at any time, including, but not limited to, fire, theft, Acts of God, vandalism or any physical damage while the pet animal remains in the Manufactured Housing Community, other than the negligence of Lessor's employees. Lessee does hereby agree to indemnify and hold Lessor harmless from and account of any damage, injury to any person arising from any cause or from the negligence of Lessee, his/her pet, family or guests.

**7. ATTORNEYS' FEES:**

Lessee expressly agrees to indemnify and hold Lessor harmless of, from, and against any and all loss, costs, damages, attorneys' fees, or liability in connection with the enforcement of this Agreement by Lessor, including among other things, expenses incurred in collecting or attempting to collect delinquent pet fees, and in the event of suit instituted by Lessor to recover delinquent pet fees, Lessee agrees to pay all costs and reasonable attorneys' fees of Lessor incurred in connection therewith.

**8. CAPTIONS:**

The captions in this agreement are for identification purposes only and shall not modify, amend, or interpret the Agreement in any manner.

**9. EXECUTION AND ACKNOWLEDGEMENT:**

Lessee acknowledges having read this Agreement and agrees to be bound by all the terms and conditions herein contained.

**LESSOR:**

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Owner/Manager

**LESSEE:**

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Covington Estates  
Manufactured Housing Park

Park Rules and Regulations Agreement

COVINGTON ESTATES

**RULES AND REGULATIONS**

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Manufactured Housing Park

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Resident