

FOREST CREEK HOLDINGS LTD.  
21 BRODOWAY ROAD, ENDERBY, B.C. VOE 1V3

Welcome to  
Forest Grove Manufactured Home  
Community

***“Forest Grove”*** is a unique community of manufactured home owners in a beautiful country setting. We are proud of the Park and it is our intention to maintain high standards. In order to be a pleasant place to live, any such community must have by-laws or rules and regulations to abide by. The “by-laws” as they apply to both residents and management, are legally set forth in the *Manufactured Home Pad (Site) Tenancy Agreement*, which is signed by every occupant of a manufactured home lot (site) in Forest Grove Mobile Manufactured Home Community. ***It is the policy of management to strictly enforce these requirements.***

The purpose of this leaflet is to establish rules, regulations and responsibilities of both residents and management. These rules and regulations are designed to mutually benefit you and your neighbours and ensure that everyone shares the responsibility for maintaining congenial relationships so that we may all be proud of our Park.

While much time and consideration has gone into the drafting of this leaflet, management recognizes that circumstances and individuals change. Therefore, ***management reserves the right to change these rules and regulations as may be warranted. Due notice of change will be issued in writing as required.***

# Rules and Regulations for Forest Grove Manufactured Home Community

The tenant/homeowner agrees to abide by the rules and regulations of the Manufactured Home pad (Site) Tenancy Agreement and any rules and regulations that the management of Forest Grove may impose in the future for the better control, management and general enjoyment of the Park by all residents.

The following are rules and regulations governing Forest Grove Manufactured Home Community. Any reference to the "landlord" in these rules and regulations shall be deemed to include any authorized agent or representative of the landlord.

## Rents

1. **Tenants/homeowners must supply a series of 12 post-dated cheques** to the landlord unless otherwise specified by the landlord or management.
2. Rents payable shall be left in the mail slot at the shop next to #10 or mailed to:

Forest Creek Holdings Ltd.  
21 Brodoway Road  
Enderby, BC  
V0E 1V3

Telephone: 250 838-6041  
Fax: 250 838-0018

Allow at least one week for mail to arrive. Rents are due in this office on the 1<sup>st</sup> of each month. Late payment charges of \$3.00 per day apply to overdue rents. A service charge of \$25.00 will be applied to any NSF cheques.

RULES AND REGULATIONS.

1. The landlord will supervise the placement of the manufactured home on the manufactured home lot.
2. All homes must meet CSA or equivalent requirements, and liability insurance of 2 million dollars.
3. The tenant/homeowner covenants and agrees that he/she shall within 2 weeks of taking possession of the lot, subject to reasonable extension at the discretion of the landlord in the event of adverse weather conditions:
  - a. Permanently block and skirt the home. All skirting to be vinyl in a colour and design compatible with the manufactured home.
  - b. Provide access doors to sewer line, water line and the electrical box.
  - c. Provide vents at the front and rear of home. The vents must be screened.
  - d. Build a permanent set of steps and an entrance balcony or porch having an area of not less than 20 square feet, with handrails and shall be constructed at all regularly used entrance to the manufactured home.
  - e. Sewer, water, gas and electrical connections, shall be performed by qualified tradesmen, that are approved by the Landlord. Sewer and water lines above the grounds are the responsibility of the tenant/homeowner, and below the ground are the responsibility of the landlord, ***provided that damage or blockage to under-ground services is not caused by the tenant/homeowner's negligence. In order to avoid problems with septic tanks, we require your cooperation: Please; do not allow Kleenex, paper towels, napkins, disposables, tea and coffee grounds, cooking fat, etc. into the septic system. Any cost involved in unplugging sewage lines will be charge to the tenant/homeowner.***
4. All heat tapes shall be plugged in during cold periods in winter.
5. All porches, carports, storage sheds, awnings, cabanas, patios, fences and/or any other type of construction, shall conform to the building code and by-laws. Any required permit must be obtained by the tenant/homeowner prior to construction. A plan or sketch of the proposed construction must be submitted to the landlord for approval. ***Only management shall approve such construction.***
6. The lot numbers shall be 4" high, a visible colour, and shall be affixed to the home so as to be visible from the street.
7. No tenant/homeowner, guests, workers or any other persons are allowed to interfere with, or dump refuse into manholes, sewer lines, or other similar facilities.
8. The tenant/homeowners, must keep walkways and driveways on his/her lot cleared at all times. Any excessive snow blocking the walkways or driveways as a result of snow removal operations on Forest Grove Mobile Estates streets and roadways must be cleared by the tenant/homeowner as soon as reasonably practical.
9. Tenants and visitors are NOT allowed to park on the grassy areas of their pads, as underground services could possibly be damaged from the weight of the vehicles.
10. A maximum of two vehicles are allowed to be parked in the driveway of each lot. Any vehicles other than cars, SUV's, or ¾ ton pick-ups are not allowed. All recreational vehicles, boats, trailers, and vehicles larger than one ton, must be parked in the storage area at the back of the park, and storage insurance is mandatory. A monthly fee will be charged for more than one item.
11. Lot fencing must be of sound construction and painted or stained. Fencing design is to be approved by the landlord before construction. To maintain a neat appearance and to assist in snow removal, fences may not extend beyond the front of the manufactured home.

12. A minimum of four feet clearance is allowed at the back of each home in order for the tenant to have access under their home for maintenance purposes.
13. Umbrella type clothes-lines only, are permitted, and must NOT be in public view.
14. Satellite dishes, TV antennas, CB antennas or antennas of any other nature must be approved by the landlord.
15. Vegetable gardens may not be visible from the roadways. All gardens must be kept in a good state free from weeds.
16. Tenant/homeowners shall follow the lawn watering schedule as drawn by the landlord, and domestic water may NOT be used in the garden, only **irrigation** water. Lawn watering shall not be left unattended.
17. Water shall not be left running unless actual use, inside and outside of the home.
18. All refuse must be placed in a suitable garbage receptacles, which must be concealed from view until pick-up date, which will be designated by the landlord, at which time they are to be moved to the end of the driveway by the tenant/homeowner for pick-up. A fee is charged for garbage pick up, and tags can be purchased from the landlord.
19. Refuse or any other materials too large to place in garbage receptacles are to be immediately removed from the lot and is not to be placed on any part of Forest Grove Manufactured Home Park. Such refuse or material shall be removed at the expense of the tenant/homeowner.
20. Storage of combustibles is prohibited in Forest Grove.
21. The maintenance of all lots is the sole responsibility of the tenant/homeowner occupying the lot. All lots must be seeded or sod, or repaired at the tenant's/homeowner's expense within 30 days after placement of their manufactured home on the lot.
22. If the tenant/homeowner fails to maintain the premises, which he occupies, as specified in the rules and regulations, the landlord reserves the right to have, what in his opinion, is work necessary to maintain the premises in a proper manner done at the expense of the tenant/homeowner. The landlord will give the tenant/homeowner 7 days notice specifying the work to be done before the landlord exercises his right under this rule.
23. Residents shall keep the exterior of their manufactured home, patio, carport, and lot in an orderly fashion, neat, clean and free of litter. This includes mowing, edging, and trimming the lawn, shrubs, and all landscaping to give a well groomed appearance. Please protect our trees; do not peel the bark from them or attach swings, ropes signs, TV antennas, etc. ***Lawns, shrubs and landscaping not maintained by the tenant/homeowner will be maintained by the Park and billed to the tenant/homeowner or added to the monthly rental.*** Only standard patio furniture and barbecue equipment in good condition may be left outside the home. All other items must be stored inside the home or an approved storage shed.
24. Please respect the privacy of your neighbours, do not walk across their lot or let your children in other yards without permission.
25. Tenants are NOT allowed to leave anything on the burn pile WITHOUT permission from management.
26. Due to underground services, no holes, posts, or stakes are permitted.

27. If you wish to move your home, 30 days notice must be given. Lots must be left clean and in good condition, all trees, shrubs, etc. must remain.
28. Failures of tenant/homeowner to comply with the rules and regulations will, after due warning, result in written notice of eviction.
29. Tenants must be pre-approved and references provided to Forest Creek Holdings Ltd., prior to purchasing a home in the park. "Rent to Own" with a copy of the sales contract provided to Forest Creek are allowed, but the previous owner will be responsible for the pad rent. No subletting is allowed in Forest Grove. Only OWNERS of manufactured homes are allowed.
30. Pets are NOT allowed in Forest Grove EXCEPT for if they have a signed Pet Agreement. Only neutered or spayed cats, dogs, or birds are allowed. Dogs of a maximum of 20 pounds, and only two pets are allowed per home. Tenants are NOT allowed to leave pet food outside, and are not to feed stray animals. They must make sure that their pet is not a nuisance, kept inside, and on a leash if outside. They must pick up any mess that their animal makes.

#### GENERAL:

1. The landlord reserves the right to evict without notice any guests, or persons or pets who, in the sole discretion of the landlord, become objectionable, create a disturbance, damage property, or make a nuisance.
2. The use of drugs or sale of drugs is not permitted in Forest Grove. If we have reason to believe that unlawful activity is happening in any home, or complaints have been made pertaining to such activity, the RCMP will be called, and if the complaints are substantial, an Eviction Notice will be served.
3. Residents shall not play any radios, TV's, stereos, musical instruments or make any noise at any time, in such a manner as to annoy other residents.
4. No peddling or soliciting or commercial enterprise of any nature whatsoever is permitted in Forest Grove without the written consent of the landlord.
5. Transfer of ownership of a home is subject to approval by the landlord.
6. Complaints concerning any aspect or operation of Forest Grove must be submitted in writing to the landlord.
7. NO PETS ALLOWED except by special permission by the management. Special permission may be given in the case of small pets, which would not be a nuisance to neighbours. All visitors' pets must be on a leash.
8. Every home shall be occupied as a single family residence and no person shall be allowed to occupy any residence under circumstances where such a person is being charged for occupancy or for room and board or otherwise, without written approval of the landlord.
9. The landlord shall not be responsible for any loss of property, any damage to property and/or injury to any tenant/homeowner or person while on Forest Grove Manufactured Home Park. It is mandatory that the tenant/homeowner carry insurance and be responsible for all matters in regards to family, guests, and pets and property or belongings.
10. Tenants/homeowners and/or persons using Park property and/or equipment do so at their own risk. Park facilities are for the use of the tenants/homeowners, their families and their guests only. All guests must be accompanied by the tenant/homeowners.
11. Tenants/homeowners will be held liable for any and all damage caused by them, their families, workers, pets or guests. The tenant/homeowner will be responsible for any damage to the services, landscape and roadways, caused by moving in or out of the park or during occupancy.
12. Under no circumstances shall a tenant/homeowner leave his/her home vacant or unattended. Nor shall the owner of the home rent, sublet or re-rent the said home.
13. The tenant/homeowner is responsible for payment of all rent, utilities and services supplied to the leased lot. This includes all meter connections, disconnections, or moving charges related thereto,

and for all fuel, electricity, telephone, cablevision and any other services to the tenant's homeowner's lot.

14. Tenants Homeowners shall pay all taxes and/or all other charges levied against their manufactured home and any accessories or appurtenance thereto.
15. Manufactured homes that have been sold on a lot must be moved off the premises at the time of sale, unless the purchaser is accepted by the landlord.

#### AUTOMOBILES AND RECREATIONAL VEHICLES:

1. The streets must be kept clear at all times for unobstructed travel for all service vehicles such as fire trucks, ambulance, and snow removal vehicles.
2. No more than two vehicles are permitted at each lot. In no event shall vehicles be parked on the lawn area of the lot. All recreational vehicles, boats, trailers, etc. must be parked in the storage area of Forest Grove, and may be subject to a storage fee.
3. Visitors shall park accordingly, or in the visitors parking area.
4. A special limit of 10 km per hour and all road signs must be observed at all times.
5. Repairing or overhauling of vehicles is not permitted in Forest Grove.
6. Unlicensed or inoperable vehicles are not allowed in Forest Grove.
7. No unlicensed automobiles, RV's, motorbikes, ATV's or snowmobiles are allowed.
8. No business vehicles, vehicles of capacity exceeding  $\frac{3}{4}$  ton, hauling equipment, tractors, or other heavy equipment shall be parked in Forest Grove Mobile Estates other than those owned by the Park.
9. Vehicles with loud mufflers are not permitted in Forest Grove.
10. Washing of vehicles is prohibited in Forest Grove.

