

SUNRISE MOBILE HOME PARK PARK RULES

Rule 1

Tenants must use the development garbage cans. All garbage must be wrapped or in paper bags – do not place separate garbage cans outside your mobile home.

Rule 2

Tenants may have guests for up to 14 consecutive days, or for longer periods with management approval. The number of household members per unit shall not exceed the formula of 2 persons.

Rule 3

No major car repairs permitted. No junk or dilapidated vehicles allowed.

Rule 4

Laundry equipment is the property of the City.

Rule 5

No dyeing or tinting in washing machines. Clean any soap spills, lint, or other litter resulting from your use of the laundry room. No pets allowed in the laundry room.

Rule 6

Approval of the City is required before any items may be placed for storage in the yard areas of the unit.

Rule 7

NO ON STREET PARKING. Guests must park in designated areas. Tenant vehicles may only be parked in driveway in line with concrete slab.

Rule 8

The patio is available for use by all Sunrise Park tenants. Disorderly conduct will not be permitted.

Rule 9

Individuals consuming alcoholic beverages on the patio and other public areas of the park are subject to public conduct laws.

Rule 10

Please use unbreakable containers for food and beverages when using the patio or other public areas.

Rule 11

Removal of high levels of snow on roofs will be the responsibility of the tenants. Exception – City owned residents.

Rule 12

For convenience, you are urged to have your own telephone. Each space is wired for installation.

Rule 13

THE SPEED LIMIT IS 10 M.P.H.

Rule 14

Mobile Home Standards: Each mobile home shall be kept clean and in good repair. Awnings, windbreaks, drops, skirting, partial patio enclosures, storage cabinets, and all structures must be approved by management prior to construction, and must also comply with City, County, and State regulations. Use of bamboo or reed shades or curtains will not be permitted. No spray painting of any kind is allowed within Park limits unless it is approved by the Resident Manager. No wooden structures allowed.

Rule 15

The City of Bishop reserves the right to restrict the use of the patio or other Park facility as to hours, purposes, and conduct. Please observe the posted hours of the office, patio, and laundry facilities.

Rule 16

Office hours will be 8:00 a.m. to 4:30 p.m. Monday through Friday unless it is an emergency.

Park staff will be on call in case of emergency. Should you have an emergency call 9-1-1, non-emergency but an urgent matter please call the Bishop Police Department non-emergency line at (760)873-5863, they will contact a staff member for you if one is needed.

Rule 17

Skirting is required on all units. Management approval is required for skirting material and installation.

Rule 18

No motor homes are allowed as units in the Park.

Rule 19

Fencing and landscaping are subject to management approval. Fencing is not to exceed three (3) feet in height.

Rule 20

Occupancy Policy: The project is designed to offer elderly households year-round affordable housing. Tenants must be permanent year-round residents of the Park. Permanent residency shall be defined as occupancy 75% of the days annually with no continuous absences of more than one (1) month. Absences in excess of these standards will be considered for approval by the Park management in cases of medical emergency need or other similar documented situations. Violation of this policy is grounds for eviction.

Rule 21

No television antennas.

Rule 22

House pets only are allowed in the Park. Dogs **must** be kept on a leash or within the fenced area provided by tenant on his/her own lot when outside. Noisy or unruly pets will not be allowed to remain. Owners of pets are responsible for cleanup after their pets. Pets may be bathed only on the tenant's mobile home lot. All pets must be inoculated and licensed as required by County law. All loose pets will be picked up by the County Animal Control Officer or Park Management. No more than two (2) domestic cats, dogs, or birds will be allowed per space. Dogs are prohibited from the "short side yards" of all units ("short side yards" are the side of any unit with a three foot distance between the unit and the adjacent property line. These yards begin at the front of each unit and end six feet from the back of each unit.) Pet waste (outdoors) shall be collected and either removed from the site or placed in a sealed container with sanitizer at least every other day.

Rule 23

The City of Bishop reserves the right to amend, revise, and add to the Park rules and regulations from time to time at their discretion and in accordance with law. The Park rules and regulations are incorporated into the lease or rental agreement by reference.

TENANTS SIGNATURE: _____

PRINT NAME: _____

UNIT #: _____

DATE: _____