

RULES AND REGULATIONS
ADDENDUM REGARDING SUBSTANTIAL ANNOYANCE
HIGHLANDS MOBILEHOME COMMUNITY

California Law provides that the Mobilehome park management may terminate a homeowner's tenancy in a Mobilehome park and proceed with eviction due to conduct upon the park premises by the homeowner or residents which constitutes a substantial annoyance to the other park residents. The rules and regulations are hereby amended to clarify the term "substantial annoyance."

Conduct which constitutes a substantial annoyance to other park residents within the meaning of California Civil Code 789.56 (b), shall include, but not necessarily be limited to the following conduct or combinations thereof:

1. Frequent arguments at your homesite (neighbor to neighbor disputes, domestic disputes, domestic violence, etc.), which are audible to a next door neighbor inside his/her home.
2. Any terrorist threats or racial/ethnic insults made to others, including management staff or neighbors.
3. Brandishing of any deadly weapon and/or discharge of any explosive device including fireworks, or discharge of any gun including compressed air guns and "B-B" guns within the Mobilehome park complex, whether intentional or accidental.
4. Multiple responses to the park by law enforcement of reported criminal and/or nuisance activity or disturbances of the peace at your homesite.
5. Frequent late night and early morning social or business gatherings at your homesite.
6. Frequent vehicular traffic to and from your homesite for short visits.
7. Frequent bicycle or foot traffic to and from your homesite for short visits.
8. Frequent loud music at your homesite, night or day, which is audible to a next door neighbor inside his/her home.
9. Operation of electronic transmission devices (e.g., "Ham" or "CB" radios) that interfere with the radios, TV's or computers of your neighbors.
10. Frequent open consumption of intoxicants whether at your homesite or in common areas.
11. Unsafe driving within the park including speeding, failure to stop or yield, endangerment to pedestrians, children and pets.
12. Loud motor vehicle noises including modified muffler systems, car stereos and motorcycles going to and from your homesite.
13. Frequent and continuing improper street parking due to an excessive number of vehicles at your homesite.

- 14. Continuing failure to maintain the Mobilehome and home site, including landscaping, according to the park rules and regulations and general park standards. This includes, but is not necessarily limited to improper open storage of personal property, hazardous materials, inoperative vehicles, unregistered vehicles, unsightly vehicles and vehicle repair at the homesite.
- 15. Frequent or continuing accumulations of litter, rubbish or debris at the homesite.
- 16. Causing any open fire, whether intentional or accidental.

IMPORTANT! Homeowners are cautioned to control the behavior of their guests and co-residents. Homeowner is responsible for the conduct of all guests and co-residents at the homesite.

WARNING: ENGAGING IN THE CONDUCT IDENTIFIED ABOVE, OR ANY OTHER CONDUCT DEEMED BY THE MANAGEMENT TO BE A SUBSTANTIAL ANNOYANCE TO OTHER PARK RESIDENTS SHALL BE GROUNDS FOR A TERMINATION OF TENANCY AND, IF NECESSARY, FORMAL EVICTION PROCEEDINGS.

As allowed by law, this addendum is incorporated into the rental agreement covering the Mobilehome site. In addition to the foregoing, management reserves its rights to terminate the tenancy of a homeowner for any other conduct upon the park premises which constitutes a substantial annoyance to the other park residents.

Dated _____ Resident _____

Dated _____ Resident _____