

**RULES AND REGULATIONS  
ARCHITECTURAL STANDARDS  
THE HIGHLANDS MOBILEHOME PARK**

The Highlands Mobilehome Park (The Highlands) recognizes that each Resident has a substantial financial interest in maintaining the standards and livability of the Park in which his/her home is located. The Resident-Owner structure of the Park has been planned to maintain the highest standards, thereby protecting the investment and insuring the maximum enjoyment of the homes and the park facilities. In order to minimize misunderstandings; the following Architectural Standards have been developed. The Highlands reserves the right to supplement and/or amend any of the following in accordance with applicable state law. The term "Resident" shall include the homeowner and all legal residents of his/her mobilehome.

**REPLACEMENT MOBILEHOMES, CHANGES TO EXISTING STRUCTURES,  
REPLACEMENT STRUCTURES, NEW STRUCTURES**

1. Architectural Control and Acceptance. Prior to purchasing a mobilehome at The Highlands, a prospective buyer should obtain, from the Resident Manager, the location of their lot lines and dimensions of the lot. The Highlands must approve the design and appearance of all Mobilehomes to be brought into the Park. Prior to The Highlands acceptance of any mobilehome, each prospective resident must submit the following to the Highlands for approval:

- a) A dimensioned plot plan of the lot, drawn to scale, showing where the proposed mobilehome will be installed, including measurements to lot lines and all structures, including porches, stairs, awnings, streets, utility pedestals, storage sheds, etc. Because of the relatively small sizes of the lots, set backs are necessary to maintain privacy and property values.

The set backs are as follows:

- (1) Front lot line; a three (3) foot set back from the street to the front of the mobilehome.
- (2) Back lot line; a three (3) foot set back from the back lot line to the back of the mobilehome.
- (3) Driveway side of the Mobilehome - non-combustible carport supports and/or stanchions may be installed on the lot line. Combustible carport supports or stanchions must be installed at least three (3) feet from the lot line.
- (4) Opposite side of the Mobilehome - Mobilehomes that have a porch/main entrance in the front must have a minimum of a six (6) foot set back from the lot line to the side of the mobilehome. Those Mobilehomes with the porch/main entrance on the side must have a minimum set back of three (3) feet from the lot line to the porch/main entrance. The porch/main entrance must be a minimum of four (4) feet wide and eight (8) feet long. The porch/main entrance steps must be a minimum of four (4) feet in width and cannot be in any set back areas.
- (5) A brochure or other representative picture or description from the manufacturer of the mobilehome to be installed on the lot.

- (6) A color sample showing the exterior colors of the mobilehome. Only approved colors may be used. Color charts are available in the park office.
- (7) A landscaping plan drawn to scale, including patios, awnings, driveway, fencing, and watering systems. The Resident, or his agent, shall obtain a building permit from the appropriate enforcement agency when required by law.
- (8) A copy of the floor plan of the mobilehome, including any carport, porch or storage facility.
- (9) The Resident must check with his mobilehome dealer and confirm that he will be able to conform to all ordinances and requirements of the State of California, including the necessary building permits and other necessary county and utility approvals. Until The Highlands has approved all of the above items, no application should be made to the enforcement agency for any permits.

2. Mobilehome Standards. To insure the long-term aesthetics of the community, specific mobilehome standards as set forth below must be met.

- a) Size. All Mobilehomes must conform to the size of the space on which they are to be located. Mobilehomes must be at least twenty-four (24) feet wide. Two story Mobilehomes are not permitted.
- b) Siding and trim. All Mobilehomes must have exterior siding that *meets* California Wildlife Urban Interface [WUI] fire standards, whether it is horizontal lap siding, stucco, or Hardie Board. No vertical aluminum siding, vinyl or board and batt patterns are allowed. The Highlands must approve all siding colors.
- c) Roofing. Permitted materials for roofing are composition asphalt shingles, aluminum sheet roll or tile. All colors must be approved by the Resident Manager. The minimum roof pitch allowed is 2/12.
- d) Porches. All Mobilehomes must have a porch on the exterior of the home adjacent to the main entrance. The width and length of the porch must be in keeping with the size of the mobilehome and the size of the space, adhering to all setback requirements. Because each space is different as to size and shape and each mobilehome is different as to exact location of the main entrance, discretion as to the size and location shall rest with The Highlands. It is the intention of this section that porches be more than mere landings located at the main entrance of the mobilehome, and that steps are not to be in any set back areas.
- e) Awnings. All Mobilehomes must have carport awnings and porch awnings. Carport awnings must run from the front of the mobilehome (a one (1) foot offset is permissible) to the end of the mobilehome or driveway, whichever is less. Porch awnings must cover the entire length and width of the porch. Porch awnings must be constructed of a rigid material.

- f) Skirting. Skirting shall be installed on all Mobilehomes moved into the park. The skirting shall meet California Wildlife Urban Interface [WUI] fire standards with respect to material from which it is constructed. Color and style must have prior Resident Managers approval.
- g) Fascia and Flashing. All Mobilehomes must have wood fascia's and matching molding and flashings. All porch and awning fascia's must match the fascia on the mobilehome.
- h) Utility Connections. All utility connections are the responsibility of the Resident. The electrical pedestal, water and sewer lines that are buried are the responsibility of the Park. Gas and electrical lines are SDGE responsibility. Utility lines are not to be moved to accommodate the positioning of the mobilehome without prior written consent of The Highlands.
- i) Tie Downs. State law requires the installation of a tie down system in conjunction with the installation of a mobilehome. The state has published a list of approved systems and installers.
- j) Air Conditioners. All air conditioning equipment shall be installed at ground level. The location of exterior compressors must have prior written approval of The Highlands. Permits are required from HCD for all air conditioner replacements and/or installations. Gas powered units are not allowed in the Park.
- k) Hitches and Tongues. All hitches and tongues must be removed completely from all Mobilehomes. New modular homes will not have axles or hitches and tongues.
- l) Gutters and Downspouts. Gutters are required on all Mobilehomes. Gutters and downspouts must be directed toward the front of the space and drain toward the street.
- m) Windows. Window sash shall be consistent with the architecture of the mobilehome. Other window sash material of equivalent quality may be used; however, such use must have the prior written approval of The Highlands.
- n) Storage Cabinets. One storage cabinet of 120 square feet or less, or a maximum of two storage cabinets of 60 square feet each may be installed, but in no case can two storage areas be in excess of 120 square feet. The height of storage cabinets is limited to 9 feet. Placement of sheds must conform with State Codes (Title 25). Storage cabinets need the prior written approval of the Resident Manager as to placement and materials and meet California Wildlife Urban Interface [WUI] fire standards.
- o) Driveways/Concrete Work. Residents are responsible for the installation, care and maintenance of all paved surfaces on the space. To that end, all driveways must be maintained in such a manner as to provide drainage away from the home and into the street. Any sidewalks, patios or other paving must be installed in such a manner as to facilitate the drainage of the lot and not dam up water or otherwise impede its flow off the lot. Concrete may not be poured over park owned utility lines. The prior written consent of The Highlands is required prior to the installation of any concrete.

- p) Digging. Because there are underground utilities in the Park, Residents must check with the Resident Manager prior to digging any holes on the lot for tie downs, awning supports, landscaping purposes or any other reason.
- q) Earthquake Bracing. San Diego County is known as a risk area for potentially destructive earthquakes. As such, Residents may wish to consider the installation of an earthquake bracing system under their mobilehome; in that, the State of California has determined that such systems may provide a degree of protection in the event of an earthquake. The state does provide a list of approved systems for installation under Mobilehomes.
- r) Antennas/Satellite Dishes. No CB type antennas may be installed that would extend higher than twelve (12) feet above the roofline without the prior written approval of The Highlands. Residents must get prior written approval from The Highlands before installing a satellite dish. Satellite dishes shall be located in the rear 35% of the lot, not visible from the street, in a Highlands approved location, preferably at ground level. The size of the satellite dishes shall be no larger than thirty-nine (39) inches or one (1) meter in diameter.
- s) Fencing. Residents must submit a dimensioned plot plan of the lot showing where the proposed fence will be installed, including measurements to lot lines and all structures, streets, utility pedestals, etc., along with a description of the material to be used. Allowed fences are open weave trellis or lattice made of wood or vinyl coated chain link that is no higher than four (4) feet as installed. Board approval is required for a decorative one-foot additional panel (for a total of five (5) feet or less) and is attached to appropriate posts. The fence must be white or beige in color. Such fences may be placed along the rear lot line and down the side lot lines to a point parallel to the back of the mobilehome. At that point, the fence may be continued to the midpoint of the mobilehome on each side, provided it is reduced to a maximum height of three (3) feet (including the one (1) foot from the ground. For aesthetic purposes, an eight (8) foot long panel, four (4) feet in height (from the ground) will be allowed as a transition from a five (5) foot height to a three (3) foot height.
- Fences may have a return on them, (that is, they may run from the lot line to the mobilehome) provided that such returns are of same material and construction and that they allow access to the fenced portion of the property. This may be accomplished through an opening in the structure or the installation of a gate. The opening or the gate must be of the same material as the fencing and must remain unlocked at all times. The opening of the gate must be between thirty (30) and forty-eight (48) inches. Corner houses where the rear lot lines are adjacent to the street are limited to installing fencing so that the fence does not protrude beyond the corner of the mobilehome. No bark will be allowed.
- t) Carport Screens. The standard for carport screens is an open weave trellis or lattice material, made of vinyl or wood (no reflective material is to be used.) The panel is a standard 4x8 foot placed horizontally anywhere from the top of the carport to within one (1) foot of the bottom of the carport support columns. The panel must be attached to the carport supports and extend no more than twenty-four (24) feet from the rear of the carport awning. All carport screens must have the prior written approval of the Resident Manager. If a carport screen is

installed, any fencing installed along the lot line on the carport side, must end at the point where the carport screen begins. That is, there cannot be both fencing and a carport screen along the side of the carport.

- u) Jacuzzi Style Spa. The standard for installation of an outdoor spa requires Management approval of location size, and must be permitted by California HCD. The spa will be portable and self-enclosed mechanically. The unit must meet WUI standard and lot line setbacks.
3. Coach Installation. All city, county, state, and/or federal fees to set the Mobilehome are to be paid by the Resident. All work is to be done by valid California licensed contractors, and The Highlands holds no future responsibility to Resident for poor drainage, cracked or raised concrete or bricks, or the failure of plants, trees or lawn. Placement of Mobilehomes must be under the Resident Manager's supervision. As such, a mobilehome, or any section thereof, may only be brought into the park between the hours of 8:00 AM and 4:00 PM. The Resident Manager will inspect all work prior to final acceptance of the mobilehome. The total of the mobilehome, storage shed(s), awnings and other structures cannot cover over 75% of the square footage of the lot.
  4. Home Location. Because of the common desire of Residents to maximize the floor space in replacement homes and the fact that newer homes often have a larger profile (they are set higher off the ground and have a higher roof line), the Resident Manager shall take into account the effect that a new home installation and placement will have on the views, light and air circulation of other sites. This standard shall also apply to new and replacement accessory structures including, but not limited to, carport awnings, porches, decks, fences, storage buildings, cabanas and ramadas. This section is not intended to limit the size of replacement structures that are equal in size and similarly located to those being replaced as long as the original structures were constructed with park approval, proper permits and in accordance with the then existing park standards. It will be a consideration when a Resident seeks to install new or larger structures or seeks a different orientation of those structures.
  5. Set-up and Occupancy. Mobilehomes must be fully set up with carports completed, connected to utilities, ready for occupancy, and have passed an installation inspection by the appropriate inspection agency within sixty (60) days of delivery of the mobilehome to the space. The word "occupancy" as used in these Architectural Standards is defined as the date the mobilehome is ready for habitation, whether the mobilehome is physically occupied or not.
  6. Mechanic's Liens. If any liens are placed upon the leased premises or any improvement thereon by reason of work undertaken by or at the request of a Resident, the Resident, within ten (10) days from recordation of said lien, shall cause the same to be discharged or released by the posting of a bond. The Resident shall defend, indemnify and hold The Highlands harmless against all liability or claims arising out of any work or installation caused to be performed by the Resident on the premises. In the event the Resident fails to do so, The Highlands may (but shall not be required to) pay all such sums as are required to cause the release of such lien and then deliver to the Resident

written notification of such payment. The Resident shall pay said sum to The Highlands within five (5) days of receipt thereof. If not so paid, all such sums shall thereafter bear interest at the highest rate permitted by law. The Highlands reserves the right to enter upon the Resident's lot for the purpose of posting such notices of non-responsibility as may be permitted by law.

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

Resident: \_\_\_\_\_

Resident: \_\_\_\_\_