

REDWOOD VILLAGE MOBILE HOME PARK
301 Airport Blvd., Santa Rosa, CA 95403, Phone (707)527-9600
COMMUNITY RULES AND REGULATIONS
(As Revised: 1/21/2014)

Definitions:

“Community” means Redwood Village Mobile home Park, the mobile home park.

“Consent,” when used in combination with Management or Park, means Management’s prior written consent. Consent must be in writing to be valid.

“Home” means a mobile home used as a dwelling in the Community.

“Lot,” “Home site,” or “Space” means the area of land that has been designated for the placement and maintenance of a home under a rental agreement, is identified by a number, and delimited by corner markers.

“Management or Park” means the owners or management of Redwood Village Mobile home Park.

“Mobile home” means mobile home as defined by in the California Health & Safety Code.

“Resident” means a person authorized in writing by Management to reside in the Community.

1. **PERMISSIBLE USE OF LOT:** The home site shall be used for the placement of one mobile home for the sole purpose of using it as a residence. A home may not be installed or replaced without first obtaining Management’s prior written consent and all necessary permits. The costs of repairs or maintenance required as a result of the neglect or misuse of the premises by the Residents or their guests shall be paid for by the Resident. No commercial business shall be conducted in the Community.
2. **MANAGEMENT’S RIGHT OF ENTRY:** The home site **shall remain accessible to Management at all times** so that Management may enter (without notice but at reasonable hours) to read meters, to perform periodic inspections, to facilitate repairs or installation of park owned equipment or facilities, to permit maintenance of the space in accordance with Civil Code Sections 798.26 and 798.37.5, to do other work as described in the rental agreement, or for emergencies or the protection of the community.
3. **BUSINESS USE:** The Community and its address may not be used for the purpose of conducting any enterprise, business or advertising the sale of automobiles, recreational vehicles, or any other merchandise. This includes babysitting or children’s day care whether or not done on a gratuitous basis. No “For Sale” signs are permitted other than as specifically provided for under California Civil Code section 798.70 for the sale of the mobile home. Garage sales, yard sales, and Open House signs are prohibited.
4. **OCCUPANCY:**

Occupancy in a mobile home is limited to two (2) persons per bedroom plus one (1) person. Except as provided by California Civil Code sections 798.34 or 798.23.5 and otherwise specifically provided by law or these rules, only the registered owners of the home who have a tenancy with Park under a written rental agreement and the registered owner’s immediate family, as defined in Civil Code section 798.35, are permitted to reside on the home site. Management’s prior written consent is required before adding any new adult occupants to a home site.
5. **SUBLETTING:**
 - (a) **RESIDENT SHALL NOT SUBLET THE MOBILEHOME OR THE PREMISES IN THE WHOLE OR ANY PART.** Subletting the home site or any part is strictly prohibited, except as required by law and permitted by these rules. With prior written permission of Park, a Resident who has resided in the Community for at least one year may sublet their mobile home that serves as the Resident’s primary residence if a medical emergency or medical treatment requires the homeowner to be absent from his or her home and this is confirmed in writing by an attending physician. A sub-tenancy under this provision shall be governed by Civil Code section 798.23.5 and these rules.
 - (b) Subtenants under California Civil Code section 798.23.5 must be approved by Management and the Resident will be required to resubmit a security deposit in an amount of two months’ rent in addition to the first month’s rent under the sub-tenancy if management has already refunded the Resident’s security deposit.

- (c) The minimum term of the rental or sublease under section 798.23.5 shall be six months, unless the management approves a shorter term, but no greater than 12 months, unless management approves a longer term. Management is not obligated to approve a shorter or longer term. An application and credit screening fee will be required for subtenants under this provision.
- (d) Residents who wish to have other persons reside in their homes during Resident's temporary absence must obtain prior written permission from Management.

6. GUESTS:

- (a) Residents are responsible for the actions and conduct of all other occupants or Residents of Resident's mobile home and for the actions and conduct of Resident's guests and invitees. Such responsibility shall include financial responsibility for any breakage, destruction, or vandalism of the Park's recreational facilities and common areas. Residents must require their guests to observe all relevant Community Rules and Regulations. Except when guests are entering or leaving the Community, Resident shall accompany the guests at all times they are in the Community. Guests who are registered and residing in the Community under a Guest Registration or Special Occupancy Agreement are not required to be accompanied by Resident
- (b) Overnight guests staying more than twenty (20) consecutive days or thirty (30) days in a calendar year must be registered with Management (If and only if the requirements of Paragraph 4 above have been met, otherwise such guests must leave the Park). No guest shall be deemed registered until (1) a fully completed application for residency (less financial information) has been submitted to Management, (2) Management has given written permission for the occupancy, and (3) both Resident and the guest have signed the Community's Guest Registration Agreement.
- (c) Guests are not permitted to occupy or use a Resident's home in Resident's absence, without prior written approval from management.
- (d) Pets belonging to guests are not permitted in the Community.
- (e) **GUEST PARKING:** Resident must obtain permission from Management prior to allowing any Guest to park overnight in areas marked "Visitor Parking" for more than two consecutive nights. This rule applies to all areas marked for visitors; moving a vehicle from one space to another does not grant permission for continued stay. Any vehicle not in compliance may be towed without notice.

7. PAYMENT OF RENTS: Rents are due and payable in advance by check or money order, on the first day of each month without offset or deduction. A \$50 late fee will be charged for any rent not received by 5:00pm on the 6th day of the month. However, this provision shall not be construed as a waiver of Park's right to demand timely payment of rent when due. A \$50.00 fee will be charged for any check returned by the bank for any reason. Park may increase the above charges by giving Resident 30 days written notice. The above fees are cumulative, and are in addition to any other remedy the Park may have. Unless prohibited by the application of local ordinance or other law, the above fees are deemed additional rent. After one (1) returned check, the Management may require rent payment in the form of exact cash, cashier's check, or money order only.

8. FACILITIES: The common facilities are for the exclusive use of Residents and their accompanied guests. When used, they must be left in condition as good as that in which they were found. Special rules governing the use of these facilities are posted at the facilities and must be observed. Management reserves the right to close any of the common facilities as needed for repairs. This includes the laundry room, the recreation room, and the swimming pool area which may have to be closed for occasional chemical treatments as well as any necessary repairs. The Laundry Room is open for use from 7:00 a.m. to 10:00 p.m. The Recreation Room is available by reservation for use from 9:00 a.m. to ~~9:00~~ p.m. The Swimming Pool is open from 10:00 a.m. to 8:00 p.m. on a seasonal basis.
s/b 8:00p.m (4/2016ff)

9. WATER USAGE: Water shall not be wasted or left running unattended. Washing of automobiles, mobile homes, and recreational vehicles in the Community is permitted, but water conservation must be observed. During times of declared drought or other water shortages, Residents are to comply with water usage guidelines as set out by Management, the water company that supplies water to the Community, and governmental agencies having jurisdiction.

10. GARBAGE AND REFUSE DISPOSAL: All garbage shall be properly wrapped and deposited with other trash in appropriate containers maintained at the rear of the mobile home. Unsightly containers of glass, plastic or paper are not permitted on home

sites. No refuse may be left outside anywhere in the Community. “Hazardous substances” as defined in California Health and Safety Code Section 25316, including but not limited to petroleum gasoline, oil or crude oil or any fraction thereof, pressurized or liquefied gas containers, or mixtures thereof, appliances, furniture, carpets mattresses, batteries, paint, or insecticides must be disposed of outside the Community and may not be stored prior to disposal anywhere in the Community. Each home site is required to have weekly pickup of garbage/trash by the designated local waste hauler. Trash containers must be placed at the front of the home, adjacent to the street for pickup, and must be returned to the rear of the mobile home following pickup by the end of the day.

11. PETS: except as required by California Civil Code sections 54.1, 798.33, Penal Code section 365.5(d), (e), and (f), and these rules, Residents may not keep or bring pets into the Community. No other pets will be allowed.
- (a) Written permission is required before any pet may be brought into the Community. Residents desiring to keep a pet are required to sign the Community’s pet agreement.
 - (b) Residents occupying mobile homes as defined in Civil Code Section 798.3 are permitted two (2), and only two (2) pets consisting of, one (1) inside dog and one (1) inside cat. Residents are also permitted no more than two (2) inside birds in a cage or a reasonable number of aquatic animals maintained in an aquarium. Poultry, loud parrots, and barnyard or undomesticated animals are prohibited. Animal breeding is not allowed in the Community.
 - (c) A dog will be permitted only if, at maturity, it will not exceed 18 inches in height when measured at the top of the front shoulders and 25 pounds in weight, and does not bark excessively or exhibit aggressive behavior. Pit bull terriers, hybrid wolves, and other large or powerful dogs or breeds historically known or bred for fighting, including all aggressive acting animals, are prohibited.
 - (d) Except as otherwise required by California Civil Code, Section 798.22, a guide dog, a signal dog, or a service dog as defined in Penal Code Section 365.5 subdivisions (d), (e), and (f) and in Civil Code Section 54.1 will be permitted to reside in the Community only if Resident provides documentation establishing the need for such an animal.
 - (e) Pets may not be left unsupervised outside the pet owner’s residence and are not permitted to enter any of the common facilities of the Community or the home site of another resident. Pets must be kept inside the mobile home at all times except when taken for exercise. When taken for exercise, pets must be on a short leash.
 - (f) Residents are required to control their pets so they do not substantially annoy other residents or tenants.
 - (g) Residents are required to immediately clean up any waste and repair any damage made by their pet. Animal droppings found on home sites must be picked up and properly disposed of daily.
 - (h) No pet’s food or drink is to be placed or maintained outdoors.
 - (i) No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.
 - (j) Guests are not permitted to bring pets into the Community.
 - (k) Kenneling or “pet-setting” of animals is not allowed.
 - (l) Dogs, cats, or other domestic animals found at large (free) in the Community will be turned over to Animal Control or other appropriate authority.
 - (m) Upon Management’s request, Resident shall immediately remove from the Community any animal found to be in violation of an applicable rule, ordinance, or law regarding the retention and control of animals or pets.
 - (n) Repeated violation of any of the rules regarding pets, including those contained in the Park’s Pet Agreement, is cause for revoking permission to keep the pet in the Community and may lead to termination of tenancy.
 - (o) All pets are to be registered with the management with a photograph and proof of current immunization on file. All cats

and dogs must wear collars with ID tags. Residents must comply with all City, County, and State requirements with respect to licensing, vaccinations and leash laws. All dogs and cats must be spayed or neutered by seven months of age or prior to their entry into the Community. Documentation verifying the alteration of the pet must be provided to Management.

12. CONDUCT:

- (a) Disturbances of the peace as defined in California Penal Code Section 415 or other actions constituting a substantial annoyance to other residents of the Community are prohibited.
- (b) Activities constituting a danger to persons or property, or creates an unreasonable risk to the health and safety of others, or substantially annoys other residents are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, public intoxication, quarreling, threatening, fighting, immoral or illegal conduct, speeding, throwing things, profanity, or rude, boisterous, objectionable or abusive language or conduct. Persons under the influence of alcohol or any other substance are not permitted in any area of the Park generally open to Residents and guests. Between the hours of 10:00 p.m. and 8:00 a.m. there shall be no unreasonable noises such as loud talking, the loud playing of radios, stereos, televisions, or musical instruments, revving of engines, or other disturbing noises. For the purpose of this rule, Management shall be the sole arbiter in determining whether the noise is unreasonable.
- (c) No nuisance or waste is permitted. Residents and their guests shall not encroach or trespass on any Resident's space or trespass on any area that is not open for general use by Residents and their guests.
- (d) Park property not intended for use by Residents and guests shall be avoided and not used, tampered with, or obstructed in any way without prior written permission of Park. This includes, but is not limited to the Park's tools, materials, equipment, vehicles, gas, electric, water and sewer lines or their connections, meters or panels.
- (e) For safety reasons, persons under the age of fourteen are not allowed to play in the Park entrance. Bicycling after dark is prohibited. Sidewalks and roadways are not to be defaced in any manner including the use of chalks, crayons, paints, and the like.
- (f) For safety reasons, persons under the age of six playing outside of their home or confined space must be accompanied and supervised by an adult at all times.
- (g) The use or display of any weapon or fireworks within the Park is expressly forbidden.
- (h) Written Complaints. Residents are requested to address their complaints to management in writing to assure accuracy of the facts and the Management gets the "whole" picture as to the matter addressed. Residents understand that complaints made in writing greatly enhance management's effectiveness in enforcing the park rules and regulations. A written complaint demonstrates the resident's sincerity and commitment to having a matter resolved.

13. VEHICLES

- (a) TYPES: To protect the residential atmosphere and tranquility, only automobiles, pickups, and vans, designed and used primarily for personal use will be allowed in the Community. Residents are not allowed to store or base any commercial vehicle in the Community without prior written permission of Park. Unless prior written permission is obtained from Management, Commercial vehicles may enter the Community only on official business to perform work previously noticed to and authorized by Management.
- (b) PARKING. Parking is permitted in the designated parking areas only. Other than for actively loading or unloading (please notify Park Office for repairmen or visiting nurses), **NO ON-STREET PARKING IS ALLOWED**. No parking is permitted on landscaping. Resident's guests must park on their carport pad or in the Visitor Parking Spaces. Visitor Parking Spaces are not to be used for parking of vehicles by Park Residents. Park Residents having more vehicles than assigned parking spaces must park their extra vehicles outside the Park. **Vehicles found parked in the streets may be towed without notice at the vehicle owner's expense.**
- (c) SAFETY. For everyone's safety and well being, all persons operating a vehicle in the Community must drive safely,

slowly, and observe carefully all posted signs. Residents are responsible for the conduct of their guests in the Community.

- (d) **WASHING VEHICLES.** Water conservation rules must be practiced when washing automobiles, mobile homes or recreational vehicles in the Community.
- (e) **BICYCLES.** Bicycles must be operated safely and parked neatly on the owner's space when not in use. Bicycles may only be ridden on the roadways and not on sidewalks, grass, vacant spaces or any other paved area. Bicyclists must obey the same traffic regulations as other vehicle operators. Anyone found riding negligently or in violation of these rules may be barred from riding in the Community.
- (f) **VEHICLE REPAIRS.** To protect the Community atmosphere, no vehicle repairs other than a tire change may be performed within the Community. To protect the environment, no oil changes, radiator flushes, or brake jobs shall be done on the premises. Vehicles should be taken to a service facility designed for the purpose. No automobile may be up on jacks for more time than is necessary to facilitate tire change. Engines of vehicles, or otherwise, shall not be permitted to idle for excessive periods.
- (g) **REGISTRATION - DISABLED/NON-USE VEHICLES.** Vehicle registrations must be maintained current at all times. Vehicles are not permitted in the Park unless they are regularly maintained in normal operating condition. This includes, but is not limited to, vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Park, or vehicles which contain unsightly loads that are visible to other persons. Disabled vehicles, derelict vehicles, or vehicles not in regular use, may not be stored on the mobile home space or anywhere else in the Community, but must be removed to a proper storage facility.
- (h) **MOTORCYCLES.** Motorcycles, moped vehicles, or motorized cycles of any kind shall not be operated or stored in the Community without prior written permission from Management. Permission will not be granted unless the vehicles will be operated quietly and safely and may be revoked by Management at any time. Helmets are required as per State Law. Unlicensed motorized scooters are prohibited from operating on Park streets. Guests with motorcycles must park them in the Visitor parking space in front of the Office. Guests are prohibited from operating them in the Community.
- (i) **ENVIRONMENTAL CONCERNS.** Vehicles leaking fluids on the ground other than water or vehicles having loud mufflers must be immediately removed from the Community or repaired at once in a manner that does not violate Rule 12(f), above. Homeowner tenants may be held liable for any damages caused to parking pads or roadways.
- (j) **VEHICLE STORAGE.** Storage of boats, campers, camper shells, motor homes, dune buggies, trail bikes, other off road vehicles, recreational vehicles, or trailers of any kind, will not be permitted on any mobile home space or on any parking space within the Community. However, they may be parked in the Resident's parking space or driveway only long enough to load or unload prior to and after using the same for recreational purposes. Items such as small rafts, canoes etc., stored in legal sheds are exempt.
- (k) **RADIOS, ETC.** Vehicle radios, CD, or tape players shall not be played at unreasonable levels. Management will be the sole arbiter of the reasonableness of the sound level.

14. **BALL PLAYING, THROWING OBJECTS, SKATING, AND ETC.:** For everyone's safety and because of the proximity of homes to each other and the fragile nature of mobile home siding and skirting, NO ball playing or the throwing of objects of any kind are permitted in the streets or parking areas of the Community. Bicycles, Skates and skateboards are not allowed on the walkways. The Park's streets shall not be used for activities that threaten injury to Residents or their guests. These activities include, but are not limited to, skateboarding, rollerblading, roller-skating or motorized scooters, or for the playing of games involving balls or flying objects. Other play activities, not a danger to persons or property are permitted, provided the participants do not interfere with traffic or endanger themselves.

15. **SIGNS AND POSTING NOTICES:**

- (a) No "For Sale" signs are permitted other than specifically provided for under California Civil Code section 798.79 for the sale of the mobile home.

- (b) No more than one political campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall process may be posted on a Homeowner's mobile home site. Pursuant to Civil Code Section 798.51(e), the face of the sign may not exceed six square feet and shall not be posted earlier than 90 days before the election or more than 15 days following the election. If a local ordinance is more restrictive, the more restrictive specifications as to size and posting time shall apply.
- (c) Subject to applicable laws and ordinances, nothing may be posted in the Community without the prior written consent of Park. Park reserves the right to remove materials wherever posted in the Community if Park deems in its sole discretion the material to be objectionable or contrary to the best interest of Park or the Residents.

16. **MAINTENANCE OF HOME AND ACCESSORIES:** Residents shall maintain their home exteriors and accessories in a clean, safe and attractive condition at all times. Homes and accessories must at all time comply with local ordinances and state and federal laws. All electrical, water, sewer and gas connections must be kept in good, safe and leak-proof condition. Residents are encouraged to insulate their water pipes. Residents are required to obtain **Management's prior written approval before undertaking any major repair, any repair requiring the use of toxic substances, any repair requiring a permit, or any outdoor painting. Management must approve paint color prior to repainting the Mobile home. Only earth-tone/muted colors will be approved. Resident shall submit color samples not smaller than one square foot to Management when requesting written approval for exterior painting. No gloss paint will be approved, only flat or satin finish.** No appliances may be visible outside the home except for air conditioners installed in accordance with the Rental Agreement and Management's written approval. The following conditions shall be corrected within a reasonable time when a defect becomes conspicuous and the Resident has been advised:

- (a) Paint that is faded, chipped, peeling, or having the appearance of rust or other corrosion.
- (b) Broken screens, windows, doors, access panels.
- (c) Window coverings (inside or out) that are improper, made of aluminum foil or other reflective materials, poorly maintained, or distracting in Management's sole but reasonable discretion.
- (d) Dented, bent, buckled, missing, deteriorated, or poorly installed and maintained skirting, awnings or support post. (Buckled or damaged skirting may indicate the Mobile home needs re-leveling)
- (e) Torn, ragged, or heavily soiled carpet on steps or porch.
- (f) An obvious out-of-level condition of a home, porch, or steps.
- (g) Unsafe, exposed, or inoperative electrical connections or fixtures.
- (h) Improperly installed or maintained gas, electrical, sewer, or water connections.
- (i) Swamp coolers or air conditioners leaking water or otherwise not functioning as designed.
- (j) Any other conspicuous disrepair or deficiency noticeable to the casual observer.
- (k) If any portion of the exterior of the mobile home or its accessory equipment, structures, or appliances or the Homesite are damaged, the damage must be repaired or replaced within thirty (30) days. This includes damage to the siding, awning supports, down spouts, skirting, porch or storage shed. If Resident's mobile home has not been repaired, reconstructed, or restored within a reasonable time after work has been commenced on it, then Resident shall remove the mobile home from the Park at Resident's expense. Upon such removal, Resident shall continue to be bound to perform all of Resident's obligations under the Rental Agreement, unless Resident has given Management sixty (60) days written notice that Resident is vacating the tenancy.
- (l) Any light bulb used on the exterior of Resident's mobile home may only be a maximum of 60 watts and must be Aimed only to portions of Resident's homesite, but not to any other Resident's homesite or mobile home. Only UL approved Holiday lights and decorations shall be used on Resident's homesite and are subject to Management approval. Holiday lights and decorations may be displayed only after Thanksgiving, but no later than mid-January;

in no event may Holiday lighting and decorations be left up at any other time of the year.

- (m) The use of tarpaulins (tarps) of any kind is not allowed anywhere on the home or shed structures, or in the yard. In the event of damage by water or moisture to roofs or structures proper repairs must be performed.

Only accessory equipment and structures which are prefabricated or otherwise manufactured may be installed on Resident's homesite with prior written approval of Management. No homemade structures are permitted.

Awnings are required on all mobile homes. Any patio must be covered by an awning which is at least as large as the patio. All materials and color must coordinate with the mobile home. Awnings are to be of anodized aluminum or steel and must be of an approved manufactured type. All awning installations must conform to California Health and Safety Code and California Code of Regulations, Title 25.

HOT WATER HEATERS. All cold water input lines to hot water heaters must have an in-line check valve to prevent drainage of the tank. Redwood Village Mobile Home Park will not be responsible for damage to electrical units or hot water tanks.

- 17. **MAINTENANCE OF SPACE:** Residents shall maintain their space in a clean, uncluttered, and attractive appearance at all time. Resident is responsible for the control and maintenance of all vegetation on his or her lot, including any vegetation existing at the time of taking occupancy. Management may charge a reasonable fee for services relating to the maintenance of the land and premises upon which a home is situated in the event the homeowner fails to maintain the land or premises in accordance with the Community rules and regulations. Management's right to enforce this rule in this manner shall not be exclusive.

- (a) All vegetation and landscaping on the lot must be maintained to Management's standards, i.e., clean, watered, fertilized, trimmed, pruned, weeded, mowed, edged, and contained within the home site to keep a neat and attractive appearance at all times. Resident shall maintain all flowers and shrubs and except as otherwise required by California Civil Code section 798.37.5, shall keep trees pruned as necessary. The planting or removal of trees and hedges must have Park management's prior approval. Except as otherwise provided by law, all improvements permanently attached to the home site or premises shall be maintained by the Resident, shall become the property of Park, and may not be removed without prior written approval of Park. All new landscaping must comply with the Park's Landscaping Standards. Subject to the limitations of Civil Code section 798.37.5, Park may require Residents to remove unsuitable trees, shrubs or improvements at Resident's expense. Residents may not use unsightly cans, pails, or containers as flower pots or refuse containers.

- (1) The trimming of all shrubs, vines and bushes shall be done in a manner that maintains an attractive shape and prevents such plants from blocking a neighbor's view or from being excessively high or brushing against a neighbor's mobile home or awning. In no event shall Resident's landscaping be allowed to overhang onto another Resident's homesite or any common areas of the Park, to exceed the height of Resident's mobile home, or to obscure the vision of persons driving in the Park.

- (2) If a tree is planted by the Resident, or a tree was accepted by a new Resident on occupancy, that Resident shall be responsible for the maintenance of any tree located on Resident's homesite, unless Resident has given written notice requesting inspection of the tree to Management (or unless Management Has determined an inspection is required) stating that the tree poses a specific hazard or is a health and Safety violation. If, as a result of an inspection by a qualified arborist the tree is determined safe, the Resident shall pay for the inspection. If the tree is found unsafe, the Management shall pay for the Inspection, and is responsible for the pruning, trimming and/or removal of such tree.

- (3) A small vegetable or fruit garden is permissible in the rear of the homesite providing it is out of view from the Park streets. Plants may not infringe on a neighbor's property, or look unsightly.

- (b) To avoid harm to underground facilities, residents must have management consent before digging or driving stakes into the ground at a depth greater than six (6) inches. The utilities on each lot are to be kept unobstructed and accessible at all times. The utility corridor on the side of the home containing the utility meters must be maintained free of vegetation and be kept free of any physical obstruction or hindrances to free passage.

- (c) The area surrounding Community utility meters must be kept clear of foliage, debris or obstructions so that the meters are accessible for reading, maintenance, and emergency access. Except as otherwise specifically limited by California Civil Code section 798.37.5, Residents shall keep shrubs, trees or other vegetation trimmed back from the curb line, around street lights, gas water, sewer, and electrical lines and connections, meter boxes and all other utility junctions to give Park management clear access to such items at all times.
- (d) Lots and gutters must be kept free of weeds, dead plants and foliage, and litter. Clippings, litter, garden waste, household garbage, and other refuse must be placed in appropriate disposal receptacles and not stored on Resident's porch or in the yard of Resident's lot. Garbage must be placed in plastic bags and deposited in proper receptacles.
- (e) Storage: See Rule ~~4719~~.
- (f) All paved surfaces must be kept clean and free of oil, stains, or substances that may cause damage or present a hazard to any person. Driveway color may not be changed without management's written approval. Resident installed driveways, i.e., not installed by Management, shall be continuously maintained (repaired or replaced) by Resident and their successors at their expense.
- (g) No towels, rugs, sheets, clothing, or laundry of any description may be hung outside the home at anytime. No clothes or laundry lines are permitted.
- (h) For safety reasons, residents and their guests are not permitted to climb into the trees, utility fences, or on the power poles. Trimming of branches near power lines must be done by an experienced tree professional and should not be attempted by any resident.
- (i) Metal ramps may be installed across gutters only with prior written approval from Management. Where installed, Resident is responsible for upkeep and maintenance including keeping underneath ramp(s) clean and free of debris, replacement, removal of deteriorating ramps, etc. Ramps made of wood are not allowed.

18. SPECIAL STANDARDS:

In order to maintain the aesthetic beauty of the Park, Management retains the right to impose additional standards on those Residents who have corner homesites or homesites in unique locations.

19. STORAGE:

- (a) Under the Home: Nothing may be stored under the mobile home.
- (b) Outside: Outdoor patio furniture, operable bicycles, outdoor toys in good condition, refuse containers with tight fitting lids, and barbecue equipment in good condition are the only items that may be stored on the space outside the home or storage shed. Recycle bins must be stored out-of-sight. **No other items may be stored outside without written permission of Management. All trash, toys, debris, boxes, barrels, brooms, tools, ladders, recyclables, and etc., must be stored out of sight. Porches and carports may not be used for storage. Nothing may be stored on top of a storage shed or cabinet.** Outdoor flagpoles, trampolines, exercise equipment, basketball hoops or hoop stands, hot tubs, swimming pools or wading pools are not allowed to be placed on Resident's lot space. No temporary or permanent canvas (or similar) awning structures are to be erected at any time on Resident's lot space.
- (c) Storage of Dangerous Materials: Residents are prohibited from storing unsafe quantities of hazardous, toxic, or flammable substances or chemicals in their homes, storage sheds, vehicles, or anywhere on their home space, or any quantity at all in an unsafe manner.
- (d) Large Appliances: Large electrical or gas appliances, including but not limited to refrigerators, freezers, washers, dryers, stoves table saws, generators, compressors, spray equipment, or outboard motors, shall NOT be located outside a home or cabana.

20. STORAGE SHEDS AND CABINETS: A maximum of two (2) storage sheds or cabinets, constructed of metal, with a combined total area of 120 square feet or less are allowed on each mobile home space (Title 25, Section 1512). Existing wooden storage sheds in good condition may remain, but if replaced, may only be replaced with a shed constructed of metal or plastic. The

design and color must be coordinated with Management and not conflict with general decor of the home. Residents must secure prior written permission from Management before constructing, installing, locating, or changing the color of any storage cabinet. No electrical or plumbing service may be provided to the building(s), including extension cords or hoses.

Washers, dryers and other appliances may not be installed anywhere on the exterior of the mobile home, including porches, Carports or patios, or within any exterior storage building.

Any outside approved shed or cabinet must be maintained such that it presents an attractive appearance and retains structural integrity or it must be immediately removed upon request by Management.

21. **MAJOR APPLIANCES:** Due to the potential for overloading of the Park's electrical system and the Park's available amperage, the installation of electric heat pumps and other major appliances is not permitted. Park Management may require removal of any appliances (including, but not limited to, air conditioning units) that, in Park Management's reasonable discretion, adversely affect the utility systems of the Park. Most of the home sites within Redwood Village are limited in electrical capacity to 50 amps, and all homes placed within the Park must meet this limitation. Residents must therefore be conscious of and limit electrical use, especially during times of peak usage, to avoid overloading the electrical infrastructure. If electrical capacity permits, air conditioning or cooling units may be installed on the roof top or ground but must coordinate with the mobile home. Management must approve the location and type of all outside air conditioning units. No window unit may be installed in a front window of any home that faces the street. All interior air conditioning units may not exceed 1500 watts at 110 volts. All electrical, water, gas, and sewer connections must be maintained to code, be kept in good, sanitary, safe and leak proof condition at all times, and be appropriate to the type of receptacle to which they are being attached.
22. **ANTENNAS:** No outside TV antennas or satellite dishes shall be installed or maintained without the prior written permission of Park. No "ham" or "CB" radio antennas shall be installed or maintained on mobile homes. Radio transmitting is NOT permitted in the Community. Except as otherwise required by law, any installation of a satellite dish or antenna shall be at the rear one half of the mobile home if an acceptable signal can be obtained there. Both satellite dishes and antennas must be properly secured to Resident's home and not to any park-owned fixture.
23. **STEPS, PORCHES, SKIRTING:** All mobile homes entering the Community must be skirted within sixty (60) days of installation. Any new or replacement skirting must be of the same material as the existing siding on the mobile home unless prior written approval has been obtained from Park. All steps and porches must comply with the Department of Housing and Community Development (HCD) requirements. The porches must have approved railings and be properly finished with stains/paints and/or outdoor carpets. The porches must be fully skirted with the same material used on the mobile home or other material approved by Management. Steps and railings made from wood conforming to code are permitted provided they are maintained painted or stained to harmonize with the color theme of the mobile home. Any change in color must receive the prior written approval of Management. Front and rear steps are required and must be constructed of metal or wood treated with weather-resistant material. The steps must have approved handrails. Any carpet installed on the porch, steps, deck or patios must be outdoor carpet, and metal strips must be installed to prevent carpet from becoming frayed or unraveled.
24. **NEW INSTALLATIONS:**
 - (a) Homes: Mobile homes, cabanas, ramadas, porches, or decks may not be installed or replaced in the Community except with prior written permission of Management. Management reserves the right to approve or disapprove the entry of any mobile home into the Community or the construction of any cabana, ramada, porch, or deck that it deems in its sole discretion to be unsuitable or substandard for the Community. In addition, replacement mobile homes must be as new as or no older than 10 years from the date of application and be in as good condition as the unit being replaced. Plans with adequate drawings for any new or replacement mobile home, cabana, ramada, porch, or deck, describing the manner of installation, location, and orientation on the lot must be submitted to management and approved in writing before the mobile home or any materials for construction are permitted to enter the Community and construction begins. No installation shall be approved unless a copy of the manufacturer's installation specifications has been filed with the park office. All site preparation required to meet manufacturer's specifications and State requirements shall be done at the sole expense of the person responsible for the installation of the mobile home. A copy of any issued permits must be lodged with management.
 - (b) Landscape: Residents will be required to landscape his or her home site within ninety days of the arrival of the home into the Park. Residents may use any combination of lawn, shrubs, flowers, but must have prior written approval of landscape plans by Management before implementation. Bark or rocks may be permitted only if an approved border is used to prevent spillage into the street. No trees are to be planted without prior written approval by management.

25. **SITE IMPROVEMENTS:** Decorating, landscaping, and other site improvements on the mobile home space must be installed or incorporated to management's standards and applicable laws. Changes in space layout, structural additions, fencing, paving, or landscaping shall be made only with the prior written permission of Park and must be completed in accordance with existing codes. All requests must be submitted in writing and be accompanied by adequate drawings. Once approved by Park, changes or additions must be commenced and be completed within sixty (60) days after approval. Permission for changes or additions will automatically expire if not completed within 60 days of approval. When a permit is required from HCD for work to be performed (See Appendix "A"), Management will be given a copy of the Permit prior to commencing work. Management is to be notified upon completion of work that HCD has been called to perform a final inspection; failure to do so will be considered a serious breach of these Rules and Regulations and may result in further actions.
- (a) **Out buildings.** Out buildings or structural additions approved by Park shall be maintained by the Resident and shall be considered the property of the Resident.
 - (b) **Fences.** Fences on the back side of the lots are the Park's responsibility. A three (3) foot cleared setback must be maintained at all times. The side fences are the Resident's responsibility. The solid side fence is not to exceed six (6) feet in height and must not extend to within five feet from the road, at which the height must be reduced to a maximum of (3) three feet. Any fence facing the street cannot exceed (3) three feet in height. No fence may be constructed or replaced without Management's consent. Any questions regarding fencing should be referred to Management.
 - (c) **Paving.** Paving may not be installed or replaced without management's written permission and must be of a material and color acceptable to Management.
 - (d) **Trees.** No trees are to be planted without prior written approval by management.
 - (e) **Plants.** Residents may use any combination of lawn, shrubs, flowers, but must have prior written approval of landscape plans by Management before implementation. Vegetation will be prohibited when, in the sole opinion of Management, it would tend to interfere with utilities, road or pathways, or detract from rather than add to the appeal of the Community.
 - (f) Residents may be required to remove at Resident's expense any fences, paving, trees, shrubs, plants, volunteers, or other improvements deemed by Park to be unsuitable for the Community.
26. **UNDERGROUND UTILITIES:** Underground utilities have been installed and easements granted or reserved throughout the Community. Residents must obtain prior written permission from Park before digging or driving rods or stakes into the ground as this may damage the underground facilities and could result in injury and expense to Resident. No storage sheds, patios, sidewalks, trees, or other encroachments are permitted over easements. The Resident shall be responsible for the additional costs required to gain access or to repair damage to underground utilities where the impediment to access or the resultant damage to was caused by an act or omission by Resident or Resident's agents.
27. **INSURING PROPER DRAINAGE:** It is the Resident's responsibility to assist Management in assuring the natural flow and drainage of water on the home site. This requires that the Residents do not act or maintain any condition that would impede the natural flow and drainage of water or assist in the buildup of water. Residents are required to use proper irrigation techniques and conserve water. It is suggested that Resident "level" the home on a regular basis and install adequate rain gutters on the roof with properly routed drains. Residents shall be responsible for correcting any drainage problems that result from resident changes to the soil level, resident installation or maintenance of paving, and erosion resulting from resident's watering system or roof runoff. The resident must maintain drainage adequate to prevent 1) overflow into adjoining Park spaces, 2) improper channeling of drainage, or 3) the collection of standing water.
28. **TRANSFER REQUIREMENTS:**
- (a) Resident shall notify management in writing of his or her intent to sell the mobile home and of the identity of agents who will be employed to assist in the sale of the mobile home. Management requires this information so that it can inform the agents of Park requirements and facilitate an efficient transaction. Prior the resale or transfer of ownership of a mobile home intended to remain in the Community, Resident shall solicit written approval from Park to sell or transfer the mobile home in place. At the same time this notice is given to Park, Resident shall request a Park inspection of the

exterior of Resident's mobile home, its appurtenance, accessory structures, and the space it occupies.

- (b) In an effort to reduce the fire and safety hazard to other residents in the Community and to a transferee who intends to reside in the Community, and to assure that substandard mobile homes do not remain in the Community on transfer of ownership, Management requires that mobile homes being sold or transferred in place be inspected for substandard condition, hazardous defects and code compliance by a Certified Home Inspector who does not do home repairs. A copy of any inspection and any re-inspection following correction shall be provided to Park as soon as it is available.
- (c) Defects or conditions rendering the mobile home substandard in accordance with Title 25, section 1704 and therefore illegal to sell in accordance with Health and Safety Code Section 18025, or defects or conditions amounting to a violation of an applicable ordinance, statute or regulation and that are related to the exterior of the mobile home, its appurtenances, or accessory structures, must be promptly corrected. If not promptly corrected, the transfer of the mobile home in the Community and the occupancy of the mobile home by any new Resident will not be permitted.
- (d) Where the mobile home is to remain in the Community after the sale or transfer of any ownership, all of the following items must be completed, received, and approved by Park before the new owner(s) will have any rights of tenancy in the Community:
 - (1) From the Resident:
 - (A) Confirmation that Resident has completed all repairs or improvements related to the exterior of the mobile home, its appurtenances, and accessory structures as stated in a written summary provided by management in accordance with California Civil Code Section 798.73.5.
 - (B) All terms of the rental agreement must have been performed by Resident or expressly waived by Management.
 - (2) From the prospective resident(s):
 - (A) A completely filled out application for tenancy including a copy of the agreement to sell or transfer.
 - (B) A face to face interview with Community Management.
 - (C) A new fully executed park rental agreement approved by management.
 - (D) A fully executed copy of the Current Community Rules and Regulations.
 - (E) A copy of the Community's State-required Mobile home Park Rental Agreement Disclosure that has been acknowledged in writing as received at least three working days prior to the signing of the rental agreement.
 - (F) The new mobile home owner(s) shall have paid their first month's rent and other charges for the space.

Unless and until this Agreement has been terminated by law or with Park approval, Resident shall continue to be bound by all of its provisions, even after sale of the mobile home to a third party.

29. VACATING TENANCY AND REMOVAL OF MOBILEHOME:

- (a) In compliance with the California Civil Code, Section 798.59, a homeowner shall give written notice to the management of not less than 60 days before vacating his or her tenancy. If less than a 60 day written notice is received by management before vacating the tenancy, Resident shall be responsible for 60 days rent and other Community charges following the date of the notice. If no notice was given prior to surrender of the space, Resident shall be responsible for 60 days rent from the date of surrender. If Management approves a successor tenant for that space prior to the expiration of the 60 days, the Resident's obligation will terminate coincident with the beginning of the new tenancy.
- (b) Resident shall provide to Management a Security Deposit prior to Move-Out in the amount of \$500.00 to insure the lot space, driveway, and Park roadways are left free of debris or damage.
- (c) When the mobile home is removed from the space, Resident shall thoroughly clean the lot, repair any damage, and perform any necessary landscape maintenance prior to surrendering space to management. The Security Deposit will be promptly returned to Resident when these conditions have been met.
- (d) Park may require the removal of a mobile home deemed to be substandard as defined in Title 25, Section 1704 at any time.

(e) Park may require the removal of a mobile home at the time of transfer of the mobile home, in order to upgrade the quality of the Community pursuant to Civil Code 798.73.

30. COMPLIANCE WITH LAWS, REGULATIONS, AND ORDINANCES:

Residents, guests and visitors must comply with all federal, state and local laws or ordinances, regulations governing mobile home communities as well as resident’s rental agreement and these community rules and regulations. Mobile homes shall be maintained at all times in compliance with all applicable health and safety codes, title 25 regulations, vehicle codes, and all other applicable state laws, local ordinances, and regulations. Residents shall not commit any act that would constitute a violation or a nuisance or place Management in violation of any of the above. Residents shall comply with all notices of violation of laws, ordinances, or regulations from any federal, state, or local enforcement agency. Failure to do so shall be considered a violation of these rules.

31. WAIVER: Failure of Park to exercise its right to enforce any provision hereof after any default by a Resident shall not be deemed a waiver of Park’s right to enforce the same provision with other residents or a waiver of Park’s right to enforce any other part of the Rules and Regulations. Failure of Park to enforce a provision on one occurrence shall not be deemed a waiver of Park’s right to enforce the same provision on any later occurrence. Any ambiguity over whether Park has waived its right to enforce any provision of the Rules and Regulations shall be resolved in favor of no waiver having occurred.

32. RULE CHANGES: If any provision of these rules or application thereof to any person or circumstance is held to be invalid, the part or application held to be invalid shall not affect other provisions or applications of these rules that can be given effect without the invalid provision or application, and to this end, the provisions of the rules are declared to be severable. These rules shall be liberally construed to achieve these purposes and to preserve their validity.

Management intends to promptly, equally and impartially obtain the cooperation and compliance of all residents with the Rules and Regulations and other conditions of residency. Resident recognizes, however, that Management’s ability to obtain compliance is dependent upon a number of factors, including the cooperation of all residents and their guests, the nature and extent of the failure to comply, the expense and practicability of enforcement and the laws then in effect. Resident agrees, therefore, that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Management and each resident individually. Resident agrees that Resident is not a third party beneficiary of any agreement between Owner and any other resident in the Park, including, but not limited to, agreements relevant to the Rules or the Park’s Rental or Lease Agreements.

I/We understand that violation of these Rules and Regulations or posted Rules and Regulations shall constitute a violation of the Lease, Rental or Registration Agreement and will be a basis for termination of my tenancy or occupancy rights. I hereby waive any claim against Park based upon contradiction with law(s) and/or regulations(s) to any provision hereof, my sole remedy being limited to the voiding of such contradictory provision.

I/We have received and read a copy of these rules and regulations and agree to abide by the same including subsequent amendments made in accordance with the Mobile home Residency Law to the extent these rules and regulations are allowed under applicable local, state, and federal, laws and regulations.

HOMEOWNER/RESIDENTS, by signing these rules and regulations, accept the premises and acknowledge that the premises are in safe and habitable condition and by execution hereof, release and agree to hold management, the owners, and their agents harmless from any actions or causes of action for damages to person or property arising out of the use of the premises, streets, sidewalks, and common areas of the Community. Management shall not be liable for damages for re-entering and taking possession of the premises pursuant to any Homeowner/Resident default or breach of these rules and regulations.

Resident Date _____

Resident Date _____

Other occupants, Children

APPENDIX A

STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS
MANUFACTURED HOME ALTERATIONS AND PERMIT GUIDELINES HCD MH 604 (Rev 05/2009) Page 1 The matrixes below are provided as an informational summary to assist the public in determining what constitutes an alteration to a manufactured home (MH) as well as identify when a permit is, or is not, required; when plans are required; when electrical load calculations are required; and when the plans must be submitted and certified by a California licensed engineer or architect. The matrixes are divided into five classifications consisting of: Electrical, Mechanical, Plumbing, Structural, and Structural (Accessory Structure). If the type of MH alteration work to be performed is not identified in the matrixes, you should contact the nearest field operations office noted below for further assistance.

NOTE: When multiple alterations are being done to the same MH such as plumbing, electrical and structural, the alterations may be included on the same Application for Permit (HCD 415). The HCD 415 can be located on the Internet at: <http://www.hcd.ca.gov/codes/mhp/>

Northern Area Field Operations Southern Area Field Operations
9342 Tech Center Dr., Suite 550 3737 Main Street
Sacramento, Ca. 95826 Riverside, Ca. 92501
(916) 255-2501 (951) 782-4420

ELECTRICAL				
Alteration Type	Permit	Plan Review	Load Calculations Required	Comments
Air Conditioning				
Install (<i>Add</i>) – Air Conditioning	Yes	No	*Yes	*Unless home is factory A/C ready. Refer also to Mechanical.
Replace – Air Conditioning	Yes	No	*Yes	*If A/C amperage is increased. Refer also to Mechanical.
Appliance				
Install (<i>Add</i>) -- “Built-in” Electrical Appliance	Yes	No	Yes	
Replace – “Built-in” Electrical Appliance	Yes	No	*No	Unless amperage increase.
Ceiling Fan				
Install (<i>Add</i>) – Ceiling Fan	Yes	No	No	No
Receptacle/Switch				
Replace – Receptacle/Switch	No	No	No	No
Misc.				
Change – Electrical System (<i>Upgrade/Downgrade</i>)	Yes	No	Yes	
Install (<i>Add</i>) – Dedicated Branch Circuit	Yes	No	Yes	Furnace, Water Heater, etc.
Install (<i>Add</i>)/Replace – Electrical Panel	Yes	No	No	No
Install (<i>Add</i>)/Replace – Electrical Circuit	Yes	No	*	*Load calculations may be required.
Install – Meter Base	Yes	Yes*	No	*HCD detail available.
Replace – Circuit Breaker or Fuse	No	No	No	Must be the same amperage and disconnect type.
Transition – Branch Circuits from aluminum to copper	Yes	No	No	Pigtail, receptacles and switches.

MECHANICAL				
Alteration Type	Permit	Plan Review	Engineered Plans	Comments
Air Conditioning / Evaporative Cooler				

Install – Air Conditioning (<i>New or Replacement</i>)	Yes	No	No	Refer also to ELECTRICAL classification.
Install – Evaporative Cooler	Yes	No	No	No
Furnace / Heater / Heat Pump / Stove				
Replace – Furnace (<i>No system changes</i>)	Yes	No	No	No
Replace – Furnace (<i>Any changes or outside MH</i>)	Yes	Yes	No	No
Replace or Install – Heater (<i>Freestanding Gas or Oil Burning</i>)	Yes	No	No	No
Replace or Install – Heat Pump	Yes	No	No	No
Replace or Install – Wood or Pellet Burning Stove	Yes	No	No	No
Gas Line				
Install/Add to Length/or Modify – Gas Line	Yes	Yes	No	No
Range, Oven, or Cooktop (Gas)				
Replace – Built-in oven, range, cooktop, or freestanding range.	Yes	No	No	Same size, location, and BTU rating with no gas line changes.
Range Hood				
Replace – Range Hood	*No	No	No	*Same size and location including venting.
Replace – Range Hood	*Yes	No	No	*Different size or location including microwave.
Water Heater				
Replace or Install – Water Heater (<i>Gas or electric</i>)	Yes	No	No	Water heaters installed outside and adjacent to the home, with connections provided from the home and placed in an approved manufactured metal cabinet will not require an Alternate Approval.

PLUMBING				
Alteration Type	Permit	Plan Review	Engineered Plans	Comments
Drain, Waste and Vent				
Install/Modify – Drain, Waste and Vent (DWV) or Water System.	*Yes	Yes	No	*Bathtub, Dishwasher, Lavatory, Shower, Sink, Toilet, Washing Machine, etc.
Repair/Replace – DWV Tailpiece or Trap	No	No	No	No
Replace – Kitchen Sink, Lavatory, or Toilet.	*No	No	No	*Provided no alteration to DWV or water system.
Replace – Mechanical Auto Vent	No	No	No	No

PLUMBING (Continued)				
Alteration Type	Permit	Plan Review	Load Calculations Required	Comments
Garbage Disposal				
Install (Add) – Garbage Disposal	Yes	No	No	No
Replace – Garbage Disposal	No	No	No	No
Washing Machine				
Install/Replace – Washing Machine	*No	No	No	*Permit required if water supply and/or drain line not present or altered.
Misc.				
Gas Lines			See MECHANICAL requirements.	
Water Heater			See MECHANICAL requirements.	

STRUCTURAL				
Alteration Type	Permit	Plan Review	Engineered Plans	Comments
Chassis / Frame				
Repair – Chassis/Frame	Yes	Yes	*Yes	*An engineered plan or design is required for units manufactured after Sept. 15, 1971.
Doors (Exterior)				
Replace – Door(s) with same size and type*	*Yes/No	No	No	*Alternate size or type requires permit.
Floors				
Repair – Decking	*Yes	No	No	* Required if over 4 square feet.
Repair – Joist	Yes	Yes	No	No
Replace – Joist	Yes	No	No	No
Roof				
“California Roof”	Yes	Yes	*Yes	*An engineered plan or design is required for units manufactured after Sept. 15, 1971. HCD plan available with 30 PSF maximum.
Built-Up or Overlay	Yes	Yes	Yes*/No	*An engineered plan or design is required for units manufactured after Sept. 15, 1971.
Insulated Roof System*	*Yes	Yes	No	*One inspection required.

Re-Roof* (<i>Existing roof covering removed</i>)	*Yes	No	No	*Two inspections required (<i>Under-layment and final</i>). This does not include coating metal roof with approved roof coating material.
Repair – Rafter or Truss	Yes	Yes	Yes	No
Repair/Replace – Sheathing	Yes	No	No	No
Replace – Truss	Yes	Yes	*Yes/No	*An engineered plan or design is required for units manufactured after Sept. 15, 1971.

STRUCTURAL (Continued)				
Alteration Type	Permit	Plan Review	Engineered Plans	Comments
Walls				
Modify/Remove – Bearing Wall	Yes	Yes	*Yes/No	*An engineered plan or design is required for units manufactured after Sept. 15, 1971.
Modify/Remove – Non-bearing Wall(s)	Yes	Yes	Yes	No
Wall Covering – Exterior	Yes	Yes	*Yes/No	*An engineered plan or design is required for units manufactured after Sept. 15, 1971.
Wall Covering – Interior	Yes	No	No	Maximum flame spread 200 required. (<i>Details available for flame spread requirements</i>)

Sidewall or Endwall Opening (<i>New or enlarged</i>)	Yes	Yes	*Yes/**No	*If Endwall shear is affected. **Use HCD header schedule.
Windows				
Replace – Windows (<i>Same size/type</i>)	*Yes/No	No	No	* <u>Permit required</u> for units manufactured after Sept. 15, 1971 when openings are enlarged or reduced; when bedroom egress window is replaced; or when structural change to window framing or header is necessary. <u>No permit required</u> when replacing single pane window with dual pane window or when installation of bay window(s) requires no additional support.

<i>Accessory Structure)</i>				
Alteration Type	Permit	Plan Review	Load Calculations Required	Comments
Structure Attachment				
Attach – *Awning (<i>Wood</i>), Garage, or Porch	**Yes	Yes	***Yes/No	* Awning shall comply with T25, Section 1468. **MH Alteration Permit required from HCD. Awning, Garage, and Porch construction is a separate permit issued by the enforcement agency having jurisdiction. Alternate Approval from HCD <u>may</u> be required for attachment.

				***An engineered plan or design is required for units manufactured after Sept. 15, 1971.
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