



Home site # _____



**8487 Highway 97
Oliver, British Columbia**

COMMUNITY GUIDELINES

Reissued date: December 16, 2013

Effective date: January 1, 2014

**THESE COMMUNITY GUIDELINES NOW FORM PART OF THE
CURRENT TENANCY AGREEMENT**

Country Pines

Phone: 1-250-485-4550

email: countrypines@parkbridge.com

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Country Pines

Phone: 1-250-485-4550

email: countrypines@parkbridge.com

A Introduction

These *Community Guidelines* have been developed as a basis for good relations and to help ensure peaceful co-existence between Residents in *Country Pines MHP*. These *Community Guidelines*, in conjunction with the *Tenancy Agreement*, are intended to clearly define the expectations and responsibilities of Residents and *Parkbridge Lifestyle Communities Inc.*, the Community Owner and Manager.

The spirit behind these Rules & Regulations is the Golden Rule:

"Do unto others as you would have them do unto you."

Parkbridge Lifestyle Communities Inc., the Community Owner / Manager of *Country Pines MHP*, trust that they will have your complete cooperation not only to keep this Community's standards high and to maintain a happy, friendly atmosphere, but also to assure each Resident a maximum of convenience and comfort.

These *Community Guidelines* are part of your *Tenancy Agreement (Lease)*. Please read them carefully and keep them on file, as they constitute a binding agreement between you and the Community Owner. *Parkbridge Lifestyle Communities Inc.* will enforce these *Community Guidelines* subject to the *Manufactured Home Park Tenancy Act of B.C.*

If any provision of the *Community Guidelines* is held invalid, illegal or unenforceable by a court or any other tribunal of competent jurisdiction, that provision shall be deemed to be severed and have no further force and effect. All other provisions of these guidelines shall remain in full force and effect.

Situations or conditions not covered by these guidelines or by the *Tenancy Agreement* should be discussed with the Community Manager prior to making any decisions.

These *Community Guidelines*, when effective, supersede any and all other previous Rules or Regulations issued or published for this Community.

Note: Country Pines MHP is a Community that meets the requirements of the BC Human Rights Act regarding accommodation for seniors. Every Site is reserved for residents at least one of which must be 55 years of age or older. To confirm that at least one of the Residents under this Agreement qualifies, a copy of his/her birth certificate and/or picture identification may be required for filing with the Landlord.

EFFECTIVE DATE: These *Community Guidelines* are effective January 1, 2014.

CHANGES: *Community Guidelines* may be modified or changed at any time in the future. If these *Community Guidelines* are modified or changed, all Residents will be given reasonable notice.

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B Definitions

In this document, the following terms are used, the intent and meaning of which shall be interpreted as follows:

Community: Country Pines MHP

Community Owner or Owner (Landlord): Parkbridge Lifestyle Communities Inc.

Owner's Designee: Any person, firm, partnership or corporation authorized by the Owner, in writing, to act on their behalf with regard to the construction and development of the Community.

Community Management, Management or Manager (Agent): Any person(s) authorized by the Owner to act on its behalf with regard to operation and / or management of the Community.

Homeowner / Resident (Tenant): Any person or persons who enter into a Tenancy Agreement (Lease) with the Owner or Manager as a Resident of the Community.

Manufactured Home-Site (Pad, Space, Site, and Lot): A parcel of land designated by number and / or street address, and occupied by a Manufactured Home ("Home").

Common Area: The Owner has established certain areas within the Community for joint use and enjoyment of all Residents, as well as providing functionality of the Community. These areas include, but are not limited to, guest parking areas, open green space, utility easements and street corridors.

Limited Common Area: The Owner has established other areas within the Community for the restrictive use and enjoyment of those Residents that qualify themselves accordingly. These areas include, but are not limited to, the RV storage area.

Community Facilities / Facilities: Includes, but not limited to, the community's electrical system, sewage disposal systems, water system, guest parking areas, roadways and green space.

C Rent

Rent is due on the first of each month.

If the Resident fails to pay the total rent on time and in the proper amount, the Resident is in breach of the Tenancy Agreement. Late payments and /or NSF cheques and/or NSF Pre-Authorization may result in service charges by the Landlord and/or termination of the Tenancy Agreement pursuant to the MHTA.

NSF administration fee	\$25.00
Late payment fee	\$25.00

These fees become rent due

D Community Personnel

The Owner shall be represented by a Community Manager, who is vested with all the legal right and authority to enforce the Tenancy Agreement and the *Community Guidelines* and / or *Tenancy Agreement* on behalf of the Owner. Any reference herein to the term Owner shall include and may be interchanged with the term Manager, Management and / or Owner's Management Company, Partners, Directors, Representatives, Officers, Employees and Agents.

E Use of Facilities Summarized

Residents and guests have the right to use the Home-site and the Community facilities only if they comply with these *Community Guidelines* and other provisions of the Community Residency Documents. The Owner will attempt to promptly, equally and impartially obtain the cooperation of all Residents with respect to the *Community Guidelines* and other conditions of residency. The Resident agrees, therefore, that the enforcement of the *Community Guidelines* and the conditions of the tenancy are a confidential matter between the Owner and each Resident individually.

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F Manufactured Home Occupancy

In order to protect the integrity of the Community's septic disposal systems and water well, which have limited capacity, a Home-site or Manufactured Home shall be considered a **single family dwelling**. If an exception to this restriction is necessary, written permission is required from the Community Owner or Manager.

G Guests

1. The Resident agrees to acquaint all guests with the conditions of residency of the Community, including, but not limited to, the *Community Guidelines*. Residents are personally responsible for the actions and conduct of his or her guests within the Community and while using all Community facilities. Persons **under 18 are not** allowed in the recreational or laundry areas without an accompanying adult.
2. The Resident acknowledges that the use of common areas by him/herself and guests are entirely at their own risk. The Owner is not responsible or liable for damage, injury, or loss by accident, theft or fire to either the property or person of residents or their guests. The Resident will be held liable for any and all damages cause by him/herself guest or others and the Resident assumes all such responsibility.
3. The Owner reserves the right to determine whether the Community's facilities can accommodate Resident's guests. Owner may refuse any guest access to said facilities if the guest's presence would reasonably detract from the use and enjoyment of these facilities by the Residents.
4. A guest is permitted to use the Community facilities only while accompanied by a Resident.
5. All guests staying for a period longer than twenty-one (21) consecutive days must notify the Community Manager.

H Moving a Manufactured Home into the Community

1. Any Manufactured Home ("Home") moving into the Community must be approved by the Community Manager or Owner.
2. New Homes must meet "community standards". The general criteria as set by the Owner from time to time would include, but not be limited to: is the Home harmonious to the community street and neighborhood, will the colors, shape and general appearance blend in or enhance the community, street and neighborhood. The Owner may take into account technological changes and upgrades effecting new manufactured housing including but not limited to siding, roofing, windows, doors and skirting as or approved by Management and may allow Homes to move in with such technological advances, notwithstanding that they would not otherwise meet the above standards. The decision as to whether a Home may be moved into the Community **rests solely with the Owner**.
3. For consistency and overall Community appearance, only Manufactured Homes built after 1990 and meeting either CSA-Z240 or CSA-A277 standards, or built in accordance with the BC Building Code and any local regulations, will be allowed to move into the Community. They also must have an asphalt roof and vinyl siding or materials of a similar quality and appearance.
4. The Home must be moved into the Community by professional movers and they must provide proof of insurance. The cost of moving and set-up with service connections, such as gas, sewer, water and electricity is the responsibility of the Resident. Where water pressure is above 60 p.s.i., this "set-up" must include a water pressure-reducing valve, which either conforms to municipal standards or is approved in writing by the Community Manager. Homes must also be fitted with a suitable water back-flow prevention device.
5. The Home must be set on the Home-site as low as possible. In any event, the maximum allowable distance from the blacktop or ground level to the top of the Home frame is 28 - 30" inches.

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6. Resident must remove all hitches on the Home and install skirting acceptable to the Manager within thirty (30) days of occupancy. Homes shall not be permanently attached to the foundation. Stabilizing devices, piers, blocking or other type of support must comply with CSA Z240, CSA A277 and any applicable, municipal by-laws must be adhered to. Tie-downs are recommended, but not mandatory.
7. Resident must install permanent stairs and landing with aluminum railings at the front or side of the Home within thirty (30) days of occupancy. The maximum extrusion from the Home is 4 ft. (122 cm), with a maximum stair width of 4 ft. (122 cm). Decks and additions must comply with municipal by-laws and be approved in advance by Management.
8. Color scheme for the Home, skirting and carport will have a coordinating base and trim color meeting community standards and approved by Management.
9. Within thirty (30) days of occupancy, the Resident must install aluminum or vinyl eaves troughs, including down spouts, and connect the down spouts to proper ground drainage as instructed by the Community Manager.
10. Awnings or patio covers, if installed at any time during occupancy, must be approved by Community Management and must be constructed of aluminum materials. Applicable permits must be provided as outlined in Section I.
11. The Resident must affix his lot number to the front of his/her Home in 4-6 inch high numbers. Such numbers must be in a contrasting and complimentary colour to the Home color. Mailboxes, where central mail is not provided, must be attached to the front of the Home, near the main entrance between 4 – 5 feet high from ground level and within reach of the first step at the main entrance. The door closest to the front of the Home is considered the main entrance.

I Additions and Alterations to Home-site and Home

1. In order to prevent residents' inadvertently building an addition or accessory building over top of Community facilities (sewer, water, electrical, drainage, etc.), all additions or alterations to the Resident's Home and Home-site, including accessory buildings (sheds, carports, garages, etc.), fences or retaining walls must be approved in writing by submitting a detailed plan to the Community Manager. All new additions to the manufactured Home, including sheds, must have vinyl or aluminum siding that has a coordinating base and trim color meeting the community standards and approved by Management.
2. After the Manager has approved any alteration or addition, a building permit must be obtained, if required, from the local authorities.
3. A copy of this building permit must be submitted to the Manager before any construction work is started. In addition, a complete list of construction materials to be used and a completion date for the project must be communicated to and approved by the Community Manager. Typically, a reasonable completion time frame of from 1-3 months, depending on the scope of the project, will be required.
4. In the event that the Resident makes any alterations or additions to the Home or Home-site, the Resident must permit the Manager to enter the Home-site at all reasonable times for the purpose of inspection of such alteration or addition.
5. Any major changes to the Home-site landscaping, including tree planting or removal, must first be approved in writing by the Manager. Any shrubs or trees planted by the Resident become, upon planting, the property of the Owner and are considered fixtures, not be removed without the prior consent of the Manager.
6. All new or replacement deck, porches must have metal or aluminum or other man made synthetic material for the railing and stair railings. Existing wooden hand rails and deck rails must be structurally sound, painted in a manner that does not detract from the aesthetic appearance of the Home and community and be compatible with the community standards.

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7. No wood latticework (vinyl is acceptable), corrugated plastic pieces, tarps or similar screening is allowed to close in a carport, patio or skirting. Climbing plants or hedge trees are acceptable to use as screening as long as they are well pruned and maintained.
8. Porches and sheds must not encroach on Community services such as telephone, cable TV, water shut-off valves and electric boxes located on the Home-site. Also, access to community-provided utilities located underneath the Home is essential in case of an emergency. Skirting must have an access door to the shortest route to these services underneath the Resident's Home.
9. All lots have a ("0") zero lot line. Homeowners require access to all sides of their home for washing, maintenance, access to utilities and skirting. Residents are therefore permitted access by a "pathway" of 3 ft. (91.44cm) on the far side of the home from the main entrance. No plants, bushes, or items can be placed up against the neighbour's home that would restrict reasonable access. Trellises, fences, rock, fountains or items cannot be placed up against the neighbour's home or within the 3 ft. pathway. Please use common courtesy with your neighbours if you need to utilize the access pathway.
10. Any accessory building, structure or additions to a manufactured Home must be a least 10 ft from any other manufactured Home or as approved by the Community Manager, but not less than required from time to time by the local authorities. Accessory buildings of less than 100 sq. ft. in size require a 39 inch set back from another structure or building. Accessory buildings greater than 100 sq. ft. must have 10 ft. setback from all other structures or buildings and comply with applicable local by-laws. Gazebos – require approval, seasonal temporary structures between May 15th and October 15th only.
11. Fences may be constructed at the Home site excluding the front yard but may enclose a portion of the yard behind the canopy and deck to the rear of the Home site. No new wooden fences are allowed. All existing wooden fences shall be painted or stained on both sides and repairs are permitted with treated lumber only. All new and replacement fences must be chain link or of a synthetic composite to a maximum of 3 ft. in height. Plans for a new fence are required for approval by the Community Manager in advance of construction.
12. Hot tubs and pools are not allowed.

J Maintenance of Home and Home-site

1. The Resident must maintain the Home and Home-site, its facilities and equipment, in good repair and in a neat, clean, sanitary and safe condition. Management will conduct regular inspections of Homes and Home sites. The Resident will be sent a written notice if work needs to be performed (i.e. Power washing Home, grass need to be cut, clutter forming, etc.) If the Community Manager is obliged to clean or maintain any part of the Resident's Home or Home-site, the Resident shall be required to pay for such work at the actual cost to the Community Manager. Specifically this extends to: the exterior of the Home, the skirting and any additions (i.e. Decking, garage, etc.). Ongoing maintenance of the setup, blocking and periodic leveling of the Home and its additions is the responsibility of the Resident.
2. In order to protect the overall Community appearance and property values of the other Homes in the Community, maintenance work not completed by the Resident within 15 days of receipt of a final notice from the Community Manager to do so may be completed by the Owner and the Resident shall reimburse the Owner for the actual cost of such work plus a 10% administration fee.
3. The definition of "good repair" is the product of sufficient regular maintenance performed to counteract natural deterioration, wear and tear, and preserve the structural integrity and functionality of equipment, buildings, and landscape. Maintenance and replacement of Big "O" drainage on the carport/driveway side of the Home is the responsibility of the Resident.
4. Cable Television service hook-up is available to all Home-sites and individual TV, radio, ham or other like antenna of any nature whatsoever is permitted without written permission of the Community Manager.

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5. Satellite dishes are permitted only if the dish does not exceed 24 inches in diameter and are limited to one per Home. The location of all satellite dishes must be approved by the Community Manager. The resident must ensure that the dish does not interfere with any other Residents and kept hidden out of view where possible.
6. The only kind of clothesline permitted in the Community is the umbrella-type line. The clothesline must be located on the parking area side of the Home-site, near the rear of the Home site. Pole location must be approved in advance by the Community Manager to avoid damage to any underground utilities.
7. Garbage is collected weekly at each Home-site. The total number of allowable cans/bags is two (2). Cans or bags of garbage must be stored out of sight in an "animal proof" container or location during the week and prior to collection. Garbage must be placed in well tied plastic bags when placed for collection at curbside. Garbage should not include recyclable items such as newspaper, cardboard, etc., which is picked up separately.
8. No burning of trash, leaves or other materials is allowed in the Community or on the Site.
9. The resident must protect and ensure all underground facilities (water and sewer lines) are free of any possible damage between the Community service and the Home. Heat tape and insulation on water lines to prevent freezing is the sole responsibility of the Resident. Residents are responsible for the expense of replacing or servicing water, sewer, electrical, cable or television connections if required due to negligent or improper use by the Resident.
10. Homes and sheds must be properly maintained. This includes, but is not limited to, repainting, washing or repairing the exterior when its appearance would detract from the aesthetics of the Community.
11. Landscaping & fencing. Any fencing, plants, shrubs or trees that are present now or are added in the future are and remain the responsibility of the Resident and must be maintained by the Resident at the Residents cost. Removing or adding to the fencing, shrubs and trees on the site requires the prior written approval of the Community Manager. Any tree pruning must be first approved by the Community Manager. All fencing must be stained or painted to prevent deterioration and be maintained in good repair.
12. All tree removals must be approved by the Community Manager. The municipality may have strict bylaws and fines regarding the removal of trees, which will be enforced by municipal bylaw enforcement officers. This pertains both to trees on common areas and on the Resident's Home site.
13. All entrances to the Home, including emergency exits, should be maintained to proper standards. Stairs at an emergency exit are at the discretion of the Resident and must comply with Community construction materials standards.
14. Grass should be cut at least weekly in peak growing season, perimeter of yard trimmed, bushes trimmed and leaves collected in the fall.
15. Water. Please use water responsibly. Excessive use of water is not permitted, such as washing of streets, commercial vehicles.
16. The Resident must ensure that the use of the Home-sites and Home complies with all provincial, regional and municipal statues, regulations and by-laws.
17. Inspection and repairs. The Community Manager may enter the site during reasonable hours with at least 24 hours' written notice or at any time during an emergency, to inspect with regard to compliance with these Guidelines and with the law, or to erect, use and maintain pipes and conduits in and through the Site, as the Owner may deem necessary or desirable and to take all material onto the Site as may be required.
18. Outside Christmas lights and decorations may be put up starting November 15th and must be taken down by February 28th of the New Year. Decorative yard lighting is allowed year round.

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19. All wild bird feeders must be properly maintained. The ground under feeders must be clean of seed so as not to attract rodents. No Resident shall permit anything or condition to exist upon any Home site, which shall induce, breed, or harbor infectious diseases, rodents or noxious insects.
20. Indoor furniture and appliances including, but not limited to stoves, fridges, televisions, freezers, dishwashers, washers, dryers, microwaves etc. may be located on or in carports and decks for storage and or usage only if they are animal proofed and must be neat in appearance. Appliance removal from the Community is the responsibility of the resident and disposal in Community dumpsters / bins is not permitted. The Owner will supply, on an annual basis, clean up bins to allow for large item garbage removal and will coordinate annual appliance removal from the Community.

K Activities in the Community

1. Bicycles and motorized wheelchairs may be driven on the roadways in the Community when done in a safe manner and the same traffic regulations as automobiles must be observed. Speed on all roadways is limited to 15 kilometers per hour. No speeding, racing or jumping is allowed. Cycling on the grass or vacant Home-sites is not permitted. Helmets are recommended while cycling in the Community. Bicycles and motorized wheelchairs must be equipped with a light on the front and a reflector on the rear if driven in the Community at night.
2. Door to door soliciting by Residents or Non-Residents is not permitted except as required by law for bon-a-fide political candidates during the election campaign period. The Community Home Owners Association and the Penticton & District Association can canvass the Community for membership.
3. The Home and Home site shall be used only as a private residence except for approved in-Home occupations that the average neighbor, under normal circumstances, would not be disturbed by. No business or commercial activity that brings excessive traffic into the community or requires large vehicles (trucks over 1 ton capacity) to enter the community on a regular basis or uses visitor's parking to excess will be permitted in the Community. Advertising of this business may not be conducted in or on the area of the community except for the Community newsletter.
4. The Resident shall not set any open fires in the Community, except a charcoal grill used for BBQ purposes.
5. Individual yard sales are not permitted; but Residents may participate in a Community wide yard sale event, sanctioned by Management.
6. The Owner is not liable for mishaps, accidents, or injuries which may occur at / or on any common or limited common areas. Resident acknowledges that the Community provides no supervision whatsoever in these areas and the Resident's use of same is entirely at the Resident's own risk.

L Sewer Connections

The Resident is responsible from the water shut-off and sewer connection under your home to the inside of your home. In addition, you must maintain the pipes under your home including insulating with heat tapes in the winter to prevent freezing of the lines.

We have our own sewer treatment system. We ask that you do not throw anything down the drain that is not biodegradable. There are several sewer pumps around the Community which can get plugged and cause sewer back-ups. Please review the following information for this system as listed below:

What Should Not Be Put into the Septic or Sewage Treatment System?

Make sure you are aware of the types and amounts of extra waste materials that are poured down the drain. Limiting the use of your garbage disposal will minimize the flow of excess solids to your tank. Garbage disposals usually double the amount of solids added to the sewer system.

Do not pour cooking greases, oils, and fats down the drain. Grease hardens in the sewer lines and accumulates until it clogs the inlet or outlet. Grease poured down the drain with hot water may flow through the sewer system and clog soil pores completely.

Pesticides, paints, paint thinners, solvents, disinfectants, poisons, and other household chemicals should not be dumped down the drain into a septic system because they may kill soil microorganisms that help purify the sewage. Also, some organic chemicals will flow untreated through the sewer system and the soil, thus contaminating the underlying groundwater.

Here are some tips to observe:

Don't use too much water.

- The drain field does have limited capacity.
- The typical daily water use is 50 gallons per person.
- The soil drain field has a maximum design capacity of 120 gallons per bedroom. When near capacity, systems may not work.

Limit disposal to sewage.

- Don't use your sewer system as a trash can for cigarette butts, tissues, J cloths, sanitary napkins, cotton swabs, cat box litter, coffee grinds, or disposable diapers.
- Restrict the use of your garbage disposal.
- Don't put grease or cooking oil into the system.
- Don't poison our system with harmful chemicals such as solvents, oils, paints, thinners, disinfectants, pesticides, poisons, and other substances. They can kill bacteria that help purify sewage and can also contaminate groundwater.

Country Pines

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email: countrypines@parkbridge.com

M Pets

The Pet Guidelines for this Community is as follows:

1. The pet population for the Community is controlled by *Parkbridge Lifestyle Communities Inc.*, the Owners and Managers of *Country Pines MHP Manufactured Home Community*. Resident must obtain written permission from Management to keep a house pet in the Community and must execute a Pet Registration accompanied by a picture of your pet(s).
2. Homeowners and Residents must obtain written permission from *Parkbridge Lifestyle Communities Inc.* to keep dogs and cats in this Community. No pet whether mammal, bird, reptile, insect or arachnid may be brought into *Country Pines MHP*, without the prior written permission of Parkbridge Lifestyle Communities Inc.
3. Should any pet Owner found to be in contravention of these pet guidelines, *Parkbridge Lifestyle Communities Inc.* may, at any time, withdraw its permission to keep the pet in the Community. If permission is withdrawn, the pet's owner shall permanently remove the pet from *Country Pines MHP* property within forty-eight (48) hours of receiving written notice to remove the pet.
4. Pets, dogs and cats, are limited to two (2) animals per Home site, either one (1) dog and/or one (1) cat per Home site or two (2) dogs / two (2) cats.
5. Banned breeds or breeds of animals that are considered to be vicious or are restricted by any by-law or regulatory agency will not be permitted in the Community or on the site under any circumstances. The following breeds (or crossbreeds) of dogs not allowed are: *Doberman pinscher, German shepherd, Pit Bull (or Bull Terrier), American Staffordshire terrier or Rottweiler.*
6. Breeding of pets or keeping of livestock or poultry are not permitted. Spaying or neutering is strongly encouraged, however in the event of a litter, Management must be notified and written permission obtained to have the litter stay in the Community for an interim period. Any resident found to be breeding an animal will lose the privilege of keeping a pet in the Community.
7. Wild animals: Considering the potential disturbance and mess, the Resident agrees not to encourage or feed wild animals or birds in or near the Park. No Resident shall permit anything or any condition to exist upon any home site which shall induce, breed, or harbor infectious diseases, rodents, or noxious insects. Violators of this rule may result in added pest control measures being taken and charged back to the Resident.
8. All pets must be kept QUIET at all times. Continued or repeated noise disturbances from dogs such as barking, snarling, growling and whining will be cause for revoking its permission to keep the pet.
9. Any pet, which is permitted by *Parkbridge Lifestyle Communities Inc.*, must be kept on a leash, carried, or *absolutely controlled* whenever it is off its Home-site or "pad." No pet is allowed to be "loose" or "at large" in *Country Pines MHP*.
10. Dog and cat owners' are required to clean up droppings immediately from roads, neighbour's lawns and gardens, and all common and limited common Community grounds.
11. No pet is to invade the privacy of any other resident's Home-site, flowerbeds, shrubs, yard, Home (including deck, porch or veranda) or vehicle.
12. Pet owners' are required to keep their own Home-site cleaned of pet droppings to prevent any unsanitary or unsightly condition or odour, which may offend their neighbours.
13. *No outside "kennels," or "cages" of any kind are to be built or used to contain pets. Pets must be kept indoors when not on a leash. No dog is to be left tied on a rope and / or confined in yard or on deck or otherwise blocking access to front door of Home unless one of the pet's owner is at Home.*

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14. If any pet is lost or dies, the resident understands and agrees that written permission must be obtained from *Parkbridge Lifestyle Communities Inc.* for any new or replacement pet and that the new or replacement pet must not exceed the two(2) pet limit or be one of the restricted breeds outlined in above.
15. The Resident understands and agrees that he or she is responsible for any damage to the *Country Pines MHP* property or the Home or Home-site of other residents caused by the resident's pet, including any pet excrement or other disturbances within *Country Pines MHP*.
16. The Resident agrees to comply with any provincial or local government laws, regulations or bylaws governing the proper inoculation and licensing of any pet allowed to remain in the Community.
17. The Resident understands and agrees that these *Pet Guidelines & Agreement* form a reasonable material term of the resident's Tenancy Agreement and any repeated violation of any one or more of these pet guidelines will be reasonable grounds for *Parkbridge Lifestyle Communities Inc.* revoking permission to keep the offending pet in the community.
18. In the event the Resident refuses to remove an offending pet from *Country Pines MHP*, as a result of *Parkbridge Lifestyle Communities Inc.* revoking the Resident's permission to keep an offending pet in the community, the Resident understands and agrees that such refusal may be grounds for ending the resident's tenancy in the community.

N Vehicles

1. Insured motor vehicles may be parked on the Resident's Home-site (space permitting) but should not be overhanging on the street or landscaped areas of the Home-site. All motor vehicles must be parked in the Resident's driveway, carport or garage. The number of motor vehicles is limited to two (2) vehicles per Home site, if space allows.
2. RV's (defined as trailers, and campers) may not be stored on the Resident's Home-site. Current Owners having prior written permission to store their RV at their Home-site are grandfathered and may continue to park the RV at the Home-site until such time as the RV is sold. In the event of a sale or disposal, any replacement vehicle will not be allowed to be stored in the Resident's Home site.
3. Home-site and driveway must not be used to store uninsured vehicles of any kind. Proof of insurance must be provided upon Community Manager's request.
4. Camperized vans, boats and utility trailers are strongly encouraged to be stored in the storage compound, not on Resident's Home-site.
5. Vehicles over 1 ton capacity are not permitted within the Community except for temporary moving, delivery, or recreational purposes.
6. Guests may only park in designated guest parking areas or at the Resident's Home-site, not on roadways or lawns. Long-term guest parking must be approved by the Manager.
7. Visitor parking is at a premium and is primarily for guests. Residents may use visitor's parking for short term, periodic parking – but not continuously or on an everyday basis as an extension of their driveway.
8. Only short-term vehicle parking is allowed on the streets inside the Community. Vehicles must not park on bends, block a driveway or fire hydrant, or on both sides of the street at the same time, hindering roadway passage at anytime.
9. All vehicles must obey all traffic signs and speed limits in the Community.
10. The motor vehicle speed limit throughout the Community is 15 kph.
11. Any vehicle leaking oil, antifreeze or any other environmentally hazardous substance is not allowed in Resident's driveway. Any drippings of oil or gasoline must be removed immediately. The Resident is responsible for the cost of any repairs to driveway if driveway is found to have been damaged in this manner.

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email: countrypines@parkbridge.com

12. No major repair or other mechanical or bodywork of any kind on any vehicle, or RV may be done on the Home-site.
13. Noisy vehicles, snowmobiles, hot rods or other disturbing conveyances are not allowed in the Community.
14. Motorcycles may enter the Community, but must do so at the posted speed (15 kph) and must enter and leave by the most direct route between the Community entrance / exit and the motorcycle driver's destination.
15. No overnight use of tents, trailers, motor Homes, campers, or vans are permitted in the Community.

O Insurance

1. The Resident is responsible for insuring the manufactured Home, including all accessory equipment and structures and other improvements on the manufactured Home-site and contents including but not limited to specific insurance covering the use of, and damages that may arise from, operating an oil fired heating device(s) and storing oil on the Resident's Home-site and other such insurance as is necessary to protect the Community Owner, third parties, or others from loss, injury or liability.
2. The Resident, acting prudently, shall carry sufficient insurance coverage for his or her personal property, together with sufficient insurance coverage including fire, smoke, water damage, theft, and third party liability.

P Extended Absences

Residents planning to be away on vacation or any absence in excess of three (3) weeks are required to: notify the Community Manager of expected departure and return dates; provide post-dated rental cheques for the period of absence if not on PAP; arrange for maintenance of their lawn and Home site and advise their neighbours; provide emergency contact information to the Community Manager.

Q General Conduct

1. The rights and privacy of all Community Residents must be respected by other Residents at all times. The Community Manager shall have the right to terminate the Tenancy Agreement for repeated violations.
2. The Community maintains quiet hours from 11:00 p.m. to 7:30 a.m. daily. All noise in particular noise from entertainment equipment or machinery must be curtailed during these hours so as not to disturb neighbours.
3. Loud and annoying parties or other gatherings are not allowed at any time, and Residents are responsible for the conduct of their guest as all times while they are in the Community.
4. Abusive or offensive language is prohibited in the Community.
5. No person is allowed to enter another Residents site without the Residents permission, except in an emergency. Accesses to service all sides of your site are at times required, but please respect common courtesy and obtain permission prior to entering via your neighbour's property.
6. No skateboarding or roller skating is permitted in the Community.
7. No signs or advertisements of any nature may be displayed by the Resident within the site area on any area within the Community.

R Violations of Community Rules, Complaints, Suggestions, etc.

The Community Manager encourages the direct communication of violations of any of the *Community Rules* between the Residents themselves. The majority of the Community Residents support these *Guidelines* and reasonable people will adhere to them for the common good. Complaints must be made in writing to the Community Manager if you cannot reach a common understanding. Your suggestions and input are always welcome.

Any breach of these *Community Guidelines* by the Resident will be considered a breach of a material term of the Tenancy Agreement and may result in a Notice to End Tenancy or other penalty as provided by the Manufactured Home Park Tenancy Act and Regulations.

S Criminal Activity

Residents/Occupants, any member of the Resident's/Occupant's household, and any person(s) or guests affiliated with the Resident/Occupant or invited onto the Residents/Occupants premise by the Resident(s)/Occupant(s) or any member of the Residents/Occupants family shall not engage in any criminal activity on the premises or property included, but not limited to:

- Any drug-related criminal activity
- Solicitation (sex trade workers and related nuisance activity)
- Street gang activity
- Assault or threatened assault
- Unlawful use of a firearm, BB gun, archery bow or compound bow or any other weapon
- Any criminal activity that threatens the health, safety or welfare of the landlord, other Residents or persons on the residential property or residential premises.

T Homes Sales

Before listing a Home for sale, the owner of the Home to be sold must notify the Community Manager. At this time the Resident will be provided with the information needed to proceed with the sale (i.e. Application for Tenancy, Instruction to REALTORS, *Community Guidelines*, etc).

Real Estate "For Sale" signs are limited to one (1) regular "normal" residential sign per Home. This sign is to be displayed in the front window of the Home or one the lawn at the front of the Home Site. There will be no for sale signs displayed at the front entrance into the Community.

The Resident cannot rent, assign or sublet the Home or Home site without the prior written consent of the Owner.

Country Pines

Phone: 1-250-485-4550

email: countrypines@parkbridge.com

U Moving a Manufactured Home Out of the Community

1. Resident must give the Manager written notice by completing a form "Agreement to Remove Home from this Community" to end the tenancy. This notice must be given one full month and a day in advance for proper notice. For example, if the rent is due on July 1st, the Resident must give the Manager notice no later than May 30th to move out on or before June 30th.
2. Rent is payable to the end of the month in which the Resident moves.
3. Upon leaving the Community, the Resident must leave the Home-site clean and in good condition. If the Manager must clean or repair any part of the Home-site, the Resident shall be required to pay for such work at the actual cost.
4. Disconnection of utilities (gas, water, sewer & electricity) to the Home-site is the responsibility of the Resident when moving the Home out and must be coordinated with the Community Manager at least two weeks prior to the moving day and carried out by an approved contractor.
5. The Home must be moved out of the Community by professional movers. The Resident must provide proof of liability insurance for the transport/hauler company used to move a Manufactured Home out of the Community.

Thank you for your cooperation and making Country Pines a great place to live.