

Karapata Investments Ltd. Rental Agreement for Tradewinds Estates

Tenants agree to abide by the following park rules, regulations and conditions:

1. Mobile homes will be attractively maintained and kept in an orderly fashion – clean, neat and free of litter front and back.
2. Driveway additions of gravel, asphalt or concrete require the approval of the landlord.
3. No smoking in “Green Space” public park areas.
4. Tenants must park on their lots at all times. No parking is allowed on the roadways.
5. Removal of an existing mobile home to replace it with another unit must have the landlord’s approval.
6. No structures of any kind may be added to the mobile home or lot without the landlord’s written approval. It is the tenant’s responsibility to obtain building, electrical and gas permits. It is not permitted to construct any building structure, or to lay concrete or pavement on top of service lines (sewer, water, gas, electrical, etc.).
7. Tenants must keep the landlord informed of any changes to their mailing address.
8. Vehicles parked in designated no parking areas will be towed at the owner’s expense.
9. In order to protect the sewer system, insoluble products such as grease, soil, potato peelings, kleenex and personal hygiene items shall not be placed in the toilet.
10. Sewer line backflow protection valve installation is the responsibility of the tenant.
11. In general, fences will not be allowed. However, small landscaping type fences and certain fences at the rear of the lot may be acceptable upon approval by the landlord.
12. Guests must park in your driveway or in designated guest parking areas if space is available.
13. Speed limit in the park is 15 km/hour.
14. Boats, campers, travel trailers, extra vehicles, etc. are to be stored in an area designated by the landlord if space is available. The storage and RV area is not included as part of the regular pad rent and an extra fee must be paid if use is needed. No more than two vehicles are to be stored on tenant’s driveway or lot. The landlord cannot in any way assume responsibility for the security of any vehicle left on the premises.

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15. Any fuses located after the electric meter are tenants' property and responsibility.
16. No dogs or cats are allowed in the park. Other pets may be allowed with permission of the landlord.
17. Tenants are responsible for the conduct of their guests at all times when they are on the property and will be held liable for their actions.
18. All complaints must be made in writing before action is taken.
19. Tenants will be financially responsible for any damage on the premises due to carelessness, misuse, or abuse by either themselves, their family or guest(s).
20. The tenant agrees to use his/her space as the residence of the tenant and the listed occupants and no others.
21. The tenant agrees to hold the landlord harmless from any expenses of liability from the tenant's use of the space.
22. Prolonged overhauling or repair of vehicles on the premises is prohibited.
23. No unlicensed/uninsured vehicles are allowed to be operated on this property at any time.
24. Tenants' recreational vehicles or trailers may be parked on the road for a maximum of 4 hours to facilitate loading/unloading. No overnight parking of recreational vehicles will be permitted. Visitors with recreational vehicles must park their units outside the park boundaries.

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements included herein in writing and agreed to by both parties are enforceable.

Landlord or his Agent (print)	Landlord or his Agent (signature)	Date
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Tenant Full Name (print)	Tenant (signature)	Date
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Tenant Full Name (print)	Tenant (signature)	Date
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