

VERDE SHORES ESTATES

Guidelines for Community Living

The following Rules and Regulations cover a variety of subjects; however, it is impossible for them to deal with everything you and your guests may encounter. These rules are your rules inasmuch as they were formed in a manner to promote compatible community living. Much effort has been taken to form these rules for the mutual benefit of everyone in the park and have been created in a committee of helpful residents working together with management. The basic rule and regulation applicable to everyone is that we will behave reasonably and be respectful of the legitimate rights of others and that we will not do anything to unreasonably adversely affect or endanger others or their personal property. This rule and regulation, as well as all the others, apply to all park homeowners, residents and guests.

1. Verde Shores is a Senior Park, as defined and enforced by the U.S. Department of Housing and Urban Development. At least one resident living in each mobile home must be age 55 or older and must be the principal user of the home; other residents must be over 18 years of age.
2. Vehicles, boats or trailers shall only be parked or stored in the driveways along side your mobile home and under your carport. For those homes backing up to the street with additional driveways behind; these spaces have restricted use, not only because almost all are within the 10'-15' open parkway along the street, but they face the front yard of homes across the street. **For those spaces**, parking of regularly used vehicles is permitted; also up to 5 day parking for cars, boats and RVs for preparation purposes. Storage of vehicles in those spaces is not permitted. For clarification purposes, Verde Shores' definition of "stored" to be any time longer than seven (7) consecutive days. No regular parking is permitted on the street. Street parking is permitted only on a short term, temporary basis. Limited time parking signs or curbs must be observed at all times.
3. Careful and conservative operation of vehicles cannot be over emphasized. Excessively noisy motorcycles are expressly prohibited as well as the operation of any motorized vehicle, scooter, etc. by unlicensed operators under the age of sixteen. Please register golf carts with the office.
4. Use of Verde Shores' harbor dock is on a first come, first served basis. Reservation of space on the dock is not permitted. As a matter of courtesy watercraft should not be stored at dock when Homeowner is away from their residence for longer than three (3) days. **All other docks are for private use only.** No boats over 26' in length or houseboats shall use the dock, except temporarily for short term boat preparation purposes. Parking at the head of the park and the harbor ramp is limited to temporary loading and unloading purposes. Additional short term parking is provided adjacent to the lower end of the harbor boat ramp.
5. Except for a "For Sale" sign for your mobile home, no signs shall be posted on a resident's lot or elsewhere against the mobile home. Campaign related signs shall only be posted in a window and are limited to 90 days prior to and 15 days following the election.
6. No loud talking, radio, TV, stereo or other noise, which unreasonably disturbs others will be allowed between 10:00 PM and 8:00 AM, nor disturbing noises at any time. Exceptions to this will be for those trying to keep up their yards and landscaping by working early hours during the intense heat of summer. Similarly, Verde Shores' landscape maintenance crew will try to keep early morning noise to a minimum near occupied homes. We appreciate your understanding and cooperation in this matter.
7. Landscaping of your lot site shall be neatly maintained in grass, rock (with weed blocking liner),

concrete or appropriate shrubs. Please avoid sprinkler or watering systems that would cause damage to our asphalt streets. Leaves & debris are not to be discarded into the streets or oleander rows. Residents must first obtain written approval from management prior to planting a tree or installation of a driveway or fence. All trees and driveways on a resident's lot shall be maintained in a manner so not to become a specific health or safety hazard. **When you are away, it is your responsibility to have someone maintain your mobile home and lot.** Failure to maintain or keep in repair the above may result in our giving you a 30 day (14 day for yard care) notice to comply. If you do not comply, Verde Shores will charge you a reasonable fee for arranging to have this maintenance work done.

8. Decks, carports, driveways and the exterior of your mobile home and accessory buildings shall be kept in a neat and well maintained condition, uncluttered by housekeeping items, tools or furniture inappropriate for outdoors or in disrepair. Towels, bathing suits, rugs, wearing apparel or laundry shall not be hung outside for extended periods of time when they are visible from outside your lot.

9. The Park areas and facilities, which include but are not limited to beaches, swimming areas, jetties, the harbor dock, launch ramps and grassy park areas, are for the use and enjoyment of all Homeowners and residents. Management reserves the right to restrict the privilege of homeowners, residents and guests in the use of these described areas.

a. When a Homeowner is not accompanying a Resident(s) or a Homeowner(s) guest(s), the guest or Resident may use park common areas and facilities as described above, only when the Homeowner is actually "in residence" in the mobilehome at the time of use. The **only** exception to this requirement is to the use of the launch ramps. The term "Homeowner" means that person defined by the Mobilehome Residency Law (Civil Code Article 1, 798.9). The term "in residence" requires that the Homeowner be actually living in the mobilehome and staying overnight at the time the guest or Resident is using the facilities. A Homeowner who is out of town for any reason is not "in residence" for the purpose of this rule. Written request by Homeowner for exceptions will be considered on an individual basis and will be at the discretion of management. Exceptions will be granted only for rare and extraordinary occasions.

b. For scheduled group events **or for any group of 8 or more, prior** arrangements must be made with management. Events will be scheduled on a first come, first served basis. All Homeowners and residents will have access to park facilities and areas at all times; if the area becomes too crowded, those with more than two guests may be asked to leave the area to accommodate Homeowners and residents. All belongings, including canopies and chairs must be removed at the end of the day. Areas may not be reserved in this manner for the following day's use.

c. Homeowners and Residents and, if applicable, their guests are responsible for keeping the park areas they use clean and making sure that the areas are cleaned up after they have finished using them.

d. Children under the age of 14 shall be accompanied by an adult at all times when using the park's facilities. Verde Shores is a community dedicated to providing housing to persons fifty-five years of age and over and therefore it is imperative that those adults accompanying the children make sure that the children act in a manner that does not unduly disturb the quiet atmosphere of this community or the quiet enjoyment of residents in their homes, park facilities or park common areas.

e. **As a reminder, Homeowners are responsible at all times for the conduct of their residents and guests, including minor children, and that all persons assume the risk associated with the use of the park facilities and common areas.**

10. Outside use of paint spray guns or such equipment within the park must first be approved in writing by the management. Paint color schemes for mobile homes must be pre-approved in writing through the management office.

11. If trash receptacles in addition to the one kept in the garbage vault are required, they must be kept out of sight except for the night before and the morning after the scheduled trash pick up.

12. Pets: a. Registration of all dogs and cats is a requirement before a homeowner may keep a pet in this park. Pets which are permitted include dogs, cats, domesticated birds and aquatic animals. Written permission is required before you may keep a pet other than those mentioned above.

b. Guests are required at each visit to register pets with park office.

c. Written approval must be obtained prior to erecting an exterior pet enclosure.

d. **All pets must be on a leash** when not inside your home or contained within a fence.

e. Unleashed pets are not permitted **on any of Verde Shores' common beach areas** and shall not be allowed to enter another homeowner's lot site, flowerbed or yard.

f. Barking, growling, snarling and other noises which disturb other residents may result in revocation of permission to keep your pet. No aggressive or vicious animal may be kept in the park.

g. Those with pets are responsible for any damage to property and for waste caused by your pet within the park.

13. Due to the increasing popularity of satellite television, prior approval from park management is necessary for placement of all satellite reception equipment.

14. You are required to obtain homeowner's insurance coverage, which includes fire, and other casualty insurance on the mobilehome, other improvements and contents to the full insurable value, also; personal liability and such other insurance as is necessary to protect you, your guests or others from loss or liability. It is required for all homeowners to provide to management evidence of existing coverage. (Effective 11/15/04)

15. If at any time it appears necessary for a resident to call the Police or Sheriff, **unless it is an emergency**, please call the manager first.

Effective 5/15/04

Revision 12/1/11

I have received, read and understand all of the above Guidelines for Community Living for Verde Shores Estates with the revised effective date of 12/1/2011. I agree to abide by these guidelines and to make certain that any residents of my household or my guests are acquainted with and agree to abide by these guidelines as well.

Homeowner

Date

Homeowner

Date

Verde Shores' Address