

**PINEWOOD VILLAGE**  
**Community Rules and Regulations**

**GENERAL SITE REGULATIONS**

1. It is the responsibility of the Resident to mow their lawns during the summer and remove snow on any paved areas within the boundaries of their site. This includes snow removal in the driveway and mowing any ditches that may border your site. Residents are responsible for mowing and trimming of the grass on their site **at least** once a week. Snow removal needs to be kept up in a timely manner, i.e. no longer than 24 hours after a snowstorm.
2. Only those persons named on the lease are permitted to live in the home. Any homeowner wanting someone to move in must have an application completed and approved by the office.
3. Chalk writing by children is not permitted on the streets, sidewalks, or driveways.
4. Outside storage of building materials, appliances, car parts, and other junk is not permitted.
5. Trees, shrubs, and flowers may damage the Park utilities or prevent free movement of homes in and out of the Park. Therefore, trees, shrubs, and flowers may only be planted after receiving prior written consent from the Landlord. Your rental agreement also prohibits you from removing any planting unless a specific separate written agreement has been put into effect.
6. No satellite dishes with a diameter greater than one meter are permitted. Any Resident wishing to erect a satellite dish must first receive permission from the Landlord. Antenna's are not permitted.
7. No fences are permitted.
8. Clotheslines are not permitted unless you have Landlord approval.
9. Before digging, driving posts, etc. the Resident must check with the Landlord for the location of any underground utilities. Resident is also responsible for calling Digger's Hotline. No digging is permitted until all utilities have been located and marked by Digger's Hotline.
10. Each home must display the lot number clearly on the exterior of the home facing the street on the lower right corner.
11. Construction of any accessory building, structure, deck, or attachment to the home must be in accordance with the local building code. If a permit is required, the Resident shall obtain such a permit only after receiving written permission from the Landlord. A copy of any governmental permit shall be provided to the Landlord. Any accessory structure must be sided and shingled to match the home. A change of exterior color of the home or accessory structure, deck, or attachment will be approved only if the proposed color is in harmony with other existing homes. Any landscaping that may be disrupted during construction or placement of a prebuilt shed shall be repaired or replaced at the homeowner's expense. Storage units shall be maintained and kept in

neat & good repair at all times.

12. Outside storage of firewood must be stacked no higher than four feet and must be located out of sight, such as at the rear of the home or behind any approved accessory structure. If grass is killed by the woodpile, it is the responsibility of the Resident to replace the grass when the firewood is removed.
13. Window air conditioners are permitted. Bracing from the ground with 2 x 4's is **not** an approved installation method.
14. All window treatments facing the street must be neutral and present a neat exterior. No blankets or broken blinds are permitted.

## **VEHICLES**

15. Only two (2) vehicles are permitted for each lot. RV's, boats, campers, etc. are to be stored off the premises unless the Landlord has storage available in another area of the Park that he has designated for this purpose. Snowmobiles and ATV's may be run directly in and out of the Park, but you are not permitted to use the Park as a trail. 15 mph applies. No dune buggies, go-carts, mini bikes, dirt bikes, or golf carts are permitted in the Park. The only exception to this rule are the vehicles specifically used for the upkeep of the Park by Management.
16. No parking is permitted on the street or lawn. All vehicles must be parked in approved parking spaces.
17. The speed limit in the Park is 15 mph at all times for all persons, including your guests. Please make guests aware of this. Any persons caught speeding will first get a warning notice from the office. After the warning, there will be a \$25 speeding fine imposed.
18. No un-licensed or non-operating vehicles are permitted. These vehicles will be towed at your expense.
19. Semi-Trailers are not permitted in the Park.
20. Working on, repairing, overhauling, and changing of oil is not permitted on the streets of the Park, but is permitted on the paved portions of sites in the Park. Appropriate safeguards must be employed to prevent oil, fuel, or other pollutants from spilling onto the ground. Safety measures shall also be employed to prevent accidental injury to others. This includes not leaving any vehicle under repair unattended. Vehicles are not permitted to remain on the street, site, or in the Park preceding, during or awaiting any automotive repairs if it is incapable of movement under its own power for more than 24 hours.

## **SIGNS**

21. "For Sale" signs are limited to one sign per home, which must be located in a window and not exceed 11 inches by 14 inches.

22. No other signs, with the exception of political signs, may be displayed. Political signs must be removed the day after election.

## **UTILITIES**

23. Resident is responsible for winterizing the home and shall be responsible for any and all damages to the Landlord's equipment if freezing occurs because of the Resident's failure to properly winterize. Resident shall not run water in the home to prevent freezing.
24. Foreign objects, including but not limited to, sanitary napkins, paper towels, and toys must not be flushed down the toilets. The Resident will be responsible for unplugging and repairing sewer pipes and drains caused by foreign objects.
25. Water meters are the property of the Park and no one is allowed to tamper or alter any meter for any reason, including but not limited to, diverting the flow of water or bypassing the meter. Tampering will be considered a breach of the lease agreement and the Landlord and/or City may reasonably estimate the usage for as long as the Landlord/City believes the meter was tampered with and charge the Resident accordingly. The Resident will also be responsible for all costs for the Landlord's or City's plumber to return water service to its original conditions.
26. Water/Sewer bills must be paid on a timely basis. If the bill is not paid by the due date, the Resident has 10 days to call our office & make payment arrangements before Landlord disconnects the water. If Resident does not pay their water/sewer bill, this could very well be cause for eviction.
27. Only Pinewood Village residents are permitted to use the dumpsters that are provided for garbage. The dumpsters are for bagged garbage only. Moving boxes, furniture, etc are to be taken directly to the city dump for disposal. The City of Hayward has a Garbage Ordinance and anyone caught using these dumpsters inappropriately will be reported and fined.

## **HOME SET-UP**

28. Installation of the home shall be the responsibility of the Resident. All homes must have a separate water shut-off valve installed for easy access. Any home with an electric water heater must have a back flow valve installed at the water heater connection point.
29. All utility hook-ups must be done in accordance with local and state regulations.
30. Any homes to be removed from the Park must be preceded by a 48 hour notice to the Landlord. The Resident removing the home is responsible for the disconnection of utilities and making sure the site is left in pristine condition. An inspection from the Landlord/Park Manager is required before the security deposit is returned.
31. All hitches must be removed within 15 days of entering the Park or whenever the skirting is installed, whichever is earlier.

32. The Resident shall cover the area from the ground up to the home with vinyl or other skirting material approved by the Landlord around the entire perimeter of the home within 15 days after installation of the home. Skirting must be kept in good condition at all times. "Good condition" means skirting must be free of buckling, cracking, and free of loose pieces. Landlord prefers white skirting.
33. Tie-downs are recommended and shall be of approved materials for such use and shall be the responsibility of the homeowner.
34. Steps must be constructed in accordance with local building codes and shall consist of materials resistant to the weather, such as concrete or treated wood. Generally, all steps shall measure at least three (3) feet wide and a landing of at least three (3) feet in the direction of travel shall be provided at the landing. The landing may not be more than eight (8) inches below the interior floor elevation. Stairs of more than three (3) risers shall have at least one handrail. Handrails shall be provided on all open sides of stairs.

## **PETS**

35. Only house pets are permitted in the Park and you are only allowed **one pet per household**. This pet may be no taller than fifteen (15) inches tall and there will be a \$10 monthly pet fee. **NO VICIOUS OR AGGRESSIVE BREEDS ALLOWED.**
36. Your pet must be registered with the Landlord and the City. You must obtain a license and permit for your pet from the City/Veterinary and be current on all shots/vaccinations. Landlord must have a copy of the permit/license every January.
37. The pet must remain in your home and not be tied outside or allowed to run loose. Pet droppings must be contained to your lot and cleaned up daily. When walking your pet, it must be on a leash.
38. Consent to have a pet shall be revoked for failure to follow these rules. If your pet is noisy, unruly, or if we receive complaints on your pet from other Residents, you will have to remove your pet from the Park.
39. The Park does not discriminate against the handicapped. Any handicapped Resident shall be allowed a guide animal provided a statement from a medical professional acceptable to the Landlord identifies the animal as necessary to the life functions of the Resident and the Resident furnishes credentials issued by a school accredited to train animals for individuals with impaired vision, hearing, or mobility. Animals required by the handicapped will be permitted to the extent they are medically necessary. The Landlord reserves the right to require an independent medical opinion to determine necessity. The Resident is responsible for the guide animal license, shots & vaccinations, and sanitation with respect to damages to the home and/or site caused by the animal.
40. See Attached Pet Agreement.

## CONDUCT

41. Care must be taken not to cause excessive noise from 10:00 pm to 7:00 am. This pertains to loud music, automobiles, etc. Remember that you are responsible for your guests so please advise them of these rules and regulations.
42. No alcoholic beverages are permitted in any building owned by the Landlord.
43. Parents will be held responsible for the conduct of their children. Be sure the children understand the Park rules.
44. Your home site is designed for residential uses and not for the conduct of a retail business or any other enterprise prohibited by zoning or other ordinances pertaining to the Park.
45. No outside fires are permitted except in a barbeque grill. After use, ashes and debris must be disposed of in a metal container.
46. No fireworks are permitted in the Park.
47. Trampolines are **not** permitted.
48. Swimming pools are not permitted unless you cover the pool at night, have the pool put on your insurance policy and supply the Park with a copy. The pool must be kept at the rear of your home.
49. Excessive toys & “lawn art” in the yard is not permitted.

I acknowledge that I have received a copy of these **Community Rules and Regulations** and understand that the Landlord reserves the right to change the **Community Rules and Regulations** at any time. Any changes will be mailed to me or distributed by the Park Manager.

**Landlord:**

**PINEWOOD VILLAGE**

(Name of Park)

\_\_\_\_\_  
Authorized Signature for Landlord

\_\_\_\_\_  
Date

**Resident:**

\_\_\_\_\_  
(Printed Name of Resident)

\_\_\_\_\_  
Signature of Resident

\_\_\_\_\_  
Signature of Resident

Lot Number\_\_\_\_\_