

## RULES AND REGULATIONS

STATE OF CALIFORNIA GRANDMOTHERS' CLUB, INC. MOBILE HOME PARK  
1241 Farroll Avenue  
Arroyo Grande, California 93420  
Revised January 2017

### GENERAL

1. These Rules and Regulations ("Rules") are binding on all residents and guests of the State of California Grandmothers' Club, Inc. Mobile Home Park ("Park"), and on the State of California Grandmothers' Club, Inc. ("Club") as the owner of the Park. All rules and regulations set forth herein are subject to amendment from time to time as provided by law.
2. The provisions of the Mobile Home Residency Law, and all other applicable laws, are incorporated as if fully set forth herein, and every resident of the Park agrees to comply with all such laws.
3. The Arroyo Grande Mobile Home Park was purchased and developed by the Club for the purpose of providing a convenient, secure and affordable place of residence for members of the Club and their spouses or significant others. Accordingly, at least one (1) resident of each mobile home must be fifty-five (55) years of age or older, and all residents must be residents of the State of California, and a member of the Club in good standing.

### RESIDENT REQUIREMENTS

4. In order to become a member of the Club in good standing, an individual must apply and be approved for membership in the Club, and pay all applicable dues. If a Club member wishes to become a resident of the Park, he or she will fill out an application for residency and be placed on a waiting list if the application is approved. When a vacancy arises, the names and contact information for the first six (6) members on the list will be provided to the individual who is vacating the Park, and that individual will contact the first six (6) members on the list, in order, until he or she finds a member who is ready, willing and able to move into the Park. In the event that none of the first six (6) members is ready, willing and able to move into the Park the vacating individual will be given another six (6) names and so on. When a member is found who is ready, willing and able to move into the Park, he or she will be given the opportunity to update the information on his or her application for residency.

5. An heir resident, joint tenant or personal representative of a resident who gains ownership of a mobile home through the death of the resident may either apply for residency in the Park, or sell the mobile home to a third party in accordance with the provisions of *Civil Code* Section 798.78, so long as all of the resident's responsibilities and liabilities to management regarding rent, utilities and reasonable maintenance of the mobile home and the premises which have arisen after the death of the resident have been satisfied as accrued, pursuant to the rental agreement in effect at the time of death, up to the date the mobile home sold.
6. In addition to at least one (1) resident of each mobile home being fifty-five (55) years of age or older, and all residents being residents of the State of California, members of the Club in good standing, a grandparent, and approved for residency in the Park, all residents must confirm receipt and review of a copy of these Rules and Regulations where indicated below, and must agree to comply with all of the Rules and Regulations.
7. Residents **must** notify management if they will be absent from the Park for more than three (3) days. This is a protection for the Park and the residents in case of fire, water, theft or other unfortunate events such as a fall, illness or death. It is also suggested that residents give management a key to their mobile home. For those who do so, the keys will be on file in the State Closet, which is accessible only to the Manager, Assistant Manager, and Liaison Chairman. (**Communication** is the key.)
8. Residents must provide a copy of their Homeowners Liability Insurance when signing the Lease.

## GUESTS

9. Guest visiting for more than twenty (20) consecutive days, or for more than thirty (30) days during a calendar year, must be registered in the guest book in the Recreation Hall by the resident they are visiting. (**Communication** is the key)
10. These Rules shall apply to guests, and residents are responsible for ensuring that their guests comply with the Rules. A guest or guests may not occupy a resident's mobile home in the absence of the resident, unless there are extenuating circumstances: The resident must notify the Manager or Liaison Chairman for permission. (**Communication** is the key.)

11. Children (under the age of 18 yrs.) may visit a resident for a maximum of fourteen (14) consecutive days without a parent, and they must comply with these Rules and be supervised at all times. Rollerblading, skateboarding, scooter riding, roller skating and bike riding by children in the Park are not allowed.

### MONTHLY BILLINGS

12. Monthly billings are due and payable in full by the resident on the first (1<sup>st</sup>) day of each month and shall be paid by the fifth (5<sup>th</sup>) day of each month. If not paid by the fifth (5<sup>th</sup>) day of the month, a \$20 penalty will be added as additional rent.
13. All residents' RV's, trailers, motor homes, campers, boats, extra cars and other large vehicles shall be parked in the RV storage area instead of in front of or at the side of the resident's mobile homes. A monthly storage fee shall be charged for each vehicle in the storage area.
14. The Park shall contract for and provide water, sewer and trash collection services to residents in exchange for a flat fee payable to the Park each month. Residents shall pay suppliers directly for electricity, gas and cable. It is the duty of the Park to maintain electricity, gas, and water to each resident's pedestal. Mushroom lights are maintained by the residents, and are to be kept on after dark at all times, even if a resident moves out of the park while their mobile home is for sale.

### QUIET AND SAFE ENJOYMENT

15. Obnoxious or offensive activities which are an annoyance to management or other residents are prohibited.
16. Between the hours of 10:00 p.m. and 9:00 a.m., residents shall refrain from talking loudly, playing their televisions or radios at more than a moderate volume, or making other loud noises.
17. Excessive use of intoxicating liquor or other substances, boisterous and needless noise, interference with guest or disturbance of peace and quiet, and willful and careless destruction of or danger to property on the premises, may result in termination of the offenders' residency and payment for damages incurred. There is **absolutely no alcoholic beverages** allowed in the Club House or on any public grounds belonging to the Club.

## PETS

18. **See Pet Policy and Application for a Residents pet.** Pets may come with family, for family visits, but not every day. The pet must be kept in the Space area of resident they are visiting.

## LANDSCAPING AND APPEARANCE

19. Residents shall maintain their spaces and yard in a clean and orderly manner and shall care for all lawn and shrubbery on the Spaces. Water must not be wasted. Residents must arrange for the care of their lawns, weeds, shrubbery and premises if they go on vacation. A Space not adequately maintained by the resident will result in Management giving notice to the resident and providing a qualified person to clean the space at the resident's expense if the resident does not comply with the notice, pursuant to *Civil Code* Section 798.36.
20. All new mobile homes shall have approved metal awnings and skirting installed within thirty (30) days after being moved into the Park. No canvas enclosures are permitted, and no pegboard or narrow-slat skirting will be allowed. The width of driveway pads is not to exceed twelve (12) feet. Fences around mobile home Spaces are not permitted.
21. Permission must be obtained from Management and the Liaison Committee before planting any tree in the Park, and no tree or shrub shall be planted in a tin can. All landscaping must be completed within thirty (30) days after mobile home is moved into the Park. (*Communication* is the key)
22. No yard sales, estate sales or open houses are allowed in the Park.
23. No TV aerials or antennae will be allowed, except for new satellite dishes not exceeding thirty-nine (39) inches in diameter.
24. All personal property must be stored inside of the mobile home, or in a shed or other approved storage container. Patios and porches must be kept clear of tools, boxes, buckets and all other articles except standard patio furniture or approved plant containers. Storage containers on patios must be approved by management and the Liaison Committee. The space under the mobile home may not be used for storage of articles of any kind.
25. Sheds may be no larger than one hundred (100) square feet in size (10 X 10) and

seven (7) feet in height. Residents may have one (1) 10 X 10 shed, or two (2) 5 X 10 sheds.

26. Street gutters **must** be kept clean. This is especially applicable to those mobile homes that have metal over their driveways.
27. Certain lawn tools will be furnished by the Park, but they must be returned to the shop immediately after use. Such tools are solely for the use of residents, and all persons using them do so at their own risk.

#### ADDITIONAL INSTALLATIONS AND BUILDING PERMITS

28. Any new buildings, modifications of existing buildings, or other modifications to a mobile home or Space must be approved by Management and the Liaison Committee and be properly permitted. (*Communication* is the key).
29. There are utilities buried under mobile home spaces, so no excavating shall be done without getting approval from Management and the Liaison Committee.
30. Porches are allowed, so long as they are approved by Management and the Liaison Committee.
31. All outside electrical wiring must comply with all local and state requirements, and be made of waterproof material.
32. Use of spray paint guns in the Park is prohibited at all times.

#### VEHICLE CONTROLS

33. The speed limit in the Park for residents and guests is ten (10) miles per hour, and residents and guests must obey all posted traffic control signs, stop signs, no parking signs, etc.
34. **Parking on Park streets is limited to fifteen (15) minutes for loading and unloading only**, and overnight street parking is forbidden. Contractors may park longer while working on mobile homes, if approved by Management and the Liaison Committee. Parking in front of mail boxes is forbidden at all times by everyone. All vehicles must be parked on your own property.
35. Motorcycles belonging to residents or guests are forbidden from being in the Park

without getting special approval from Management and Liaison Committee. Note:

After getting permission, Motorcycles may be driven to and from resident's home only, but not around the Park.

36. No greasing, changing of oil or repairing of motors or automobiles will be permitted in the Park.
37. Solicitors, vendors, peddlers, or others whose presence may be considered an intrusion, are not permitted in the Park. This does not include delivery persons who are approved by Management and the Liaison Committee.
38. Residents cannot park in the parking lot during any Club activity at Tucker Hall unless they are involved in that activity. This includes Club Meetings, card parties, bunco, bingo, etc.

#### **RV STORAGE AREA**

39. The Park's RV storage area is provided for the convenience of the residents. Residents or guests may not sleep in or otherwise occupy their RV's or other vehicles while such vehicles are parked in the storage area or parking lot. The RV storage area is off limits to anyone other than those residents whose driveways exit the storage unit or those residents who have entered into a storage agreement with the Park and have paid their storage fees. Unauthorized use of the RV storage area will result in towing and/or impoundment of the vehicle or property in question. The Park disclaims responsibility, and accepts no liability, for theft of or damage to any property stored therein.

#### **TRASH**

40. All trash must be put in tied plastic bags and placed into the containers provided. Boxes must be broken down and placed in the recycling bins.
41. Recycling bins are the property of the Park. Please do not remove them from the Park.

#### **LAUNDRY**

42. Instructions for use of the laundry equipment are posted in the laundry room – please follow them. This includes not overloading or abusing the equipment; cleaning the

insides of the washing machines and the lint traps in the dryers after use; not hanging laundry outside of any mobile home, or anywhere else in the Park; and generally leaving the laundry room in clean and orderly condition after use. Please notify Management of any difficulty or malfunction of the laundry equipment. **The laundry room is for residents' use only.**

### **SELLING MOBILE HOMES IN THE PARK**

43. Residents may not sell their mobile homes, or transfer title to the mobile homes, without first securing Management and Liaison Committee approval, in writing, for their mobile homes to be sold in place. Residents must also secure Management and Liaison Committee approval, in writing, of the prospective resident(s), if such approval has not already been secured. It is recommended that residents do both of the foregoing before accepting any money or other consideration from a prospective resident.  
(*Communication* is the key)

44. If a mobile home is listed with a realtor, no open houses will be allowed.

### **RENTING OR SUBLETTING**

45. All residents must consider the Park their permanent legal residence. Residents may be asked for proof of residency (driver's license, California ID card, and/or vehicle registration). Residents must reside in the Park at least nine (9) months of the year, unless there is an emergency pursuant to *Civil Code* Section 798.23.5.  
(*Communication* is the key)

46. Homeowners shall not be permitted to sublease their mobile homes or assign their Leases.

### **RESPONSIBILITIES**

47. Management is not responsible for loss due to fire, theft or accident, or the violation of any Federal or State law, local ordinance, or city, county or state building codes. In case of damage to person or property in Club House or public grounds, resident hereby agrees to file an accident report with management within twenty-four (24) hours.

48. No violation of any law or ordinance of the city, county or state, or any federal law, is permitted in the Park, and no act shall be committed in the Park which would place the Club, its officers or directors, or any resident, in violation of such laws or ordinances.

49. Complaints of violations of these Rules shall be in writing, signed, and, except in case of an emergency, presented to Management during normal office hours. A separate complaint shall be made for each violation. (*Communication* is the key)

50. Residents may remain members of their particular chapter of the Club, but they shall take an active part in the functions of any chapter of the Club that meets in the Parks clubhouse.

51. Disregard of any of these Rules may result in enforcement of the termination provisions contained in the Lease and the Mobile Home Residency Law.



SCGC CLUB #31 STANDING RULES

1. PROSPECTIVE MEMBERS MUST ATTEND TWO (2) CONSECUTIVE BUSINESS MEETINGS BEFORE BEING INSTALLED AS A MEMBER.
2. DUES SHALL BE PAID TO THE FINANCIAL SECRETARY AND THEN BE GIVEN TO THE TREASURER.
3. ANY MEMBER REACHING THE AGE OF NINETY (90) YEARS OLD, SHALL HAVE THEIR YEARLY DUES PAID BY THE CLUB.
4. THE OCTOBER INSTALLING CHAIRPERSON SHALL BE GIVEN, IF NEEDED, A STIPEND OF ONE HUNDRED DOLLARS (\$100) FOR EXPENSES.
5. STATE OFFICERS AND PRO TEMS SHALL RECEIVE ONE HUNDRED DOLLARS (\$100) FOR 'OUT OF TOWN' STATE BOARD MEETINGS. (VOTED 3-27-09)
6. BADGES MUST BE PAID AT THE TIME ORDERED.

SCGC #31 STANDING RULES (continued)

7. THE 2<sup>nd</sup> VICE PRESIDENT SHALL CIRCULATE A CARD FOR THE RETIRING PRESIDENT PRESENTING IT AT INSTALLATION.
8. A PROCEDURE BOOK SHALL BE PASSED DOWN FROM THE OUTGOING OFFICER TO THE INCOMING OFFICER.
9. A COMMITTEE CHAIRPERSON SHALL BE IN CHARGE OF HIS/HER COMMITTEE: PRESENTING A LEDGER OF ALL TRANSACTIONS AND GIVING AND TAKING RECEIPTS AS NECESSARY
10. A CHAIRPERSON IN CHARGE OF PROVIDING A MEAL FOR CLUB OR STATE BOARD MEETINGS, IF NEEDED, SHALL ASK FOR A WARRANT FROM THE SECRETARY TO PURCHASE SUPPLIES WHICH SHALL BE HONORED BY THE TREASURER.
11. THE CHAPLIN, HISTORIAN AND NEWSLETTER EDITOR WILL BE GIVEN FIFTY DOLLARS (\$50) IN OCTOBER TO PURCHASE SUPPLIES (MORE FROM TIME TO TIME AS NEEDED.) (VOTED 3-27-09)

SEPTEMBER 31, 2010

( 10-17-18 )

State of California Grandmothers Club, Inc.

New Standing Rule

Membership

A person must attend two consecutive Club Meetings before being installed as a Member. They must be a grandparent and a resident of the State of California.

To Qualify as perspective renter or buyer after being installed, they <sup>must</sup> ~~ust~~ have participated in meetings or functions for three more consecutive months.

Manager.

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20. **Storage of Mobile Home:** If Resident vacated the Park without removing his or her mobile home, he or she may store the mobile home in the Park while it is listed for sale for a period of no longer than six (6) months. During that time, Resident or his or her representative will be required to enter into a storage agreement with the Park, which will require payment of \$300.00 and utilities of \$85.00 until the mobile home is removed or sold in place pursuant to Paragraph 9 above. If the Homeowner should fail to pay said storage fee, he or she will forfeit the right to store the mobile home in the Park.

**RULES AND REGULATIONS ADDENDUM**  
**STATE OF CALIFORNIA GRANDMOTHERS' CLUB, INC.**  
**ARROYO GRANDE MOBILE HOME PARK**  
**PET POLICY**

- A. Written permission to keep **one** pet in the Park must be obtained in advance from us and the Pet Agreement and Rules must be signed prior to any pet being allowed to stay in the Park. Prospective homeowners must present their pet to the Park Manager for viewing and approval during the application process prior to final approval of homeowner for residency.
- B. Written permission to keep **one** pet in the Park is required by separately executed Pet Application. Except for aquarium pets and caged birds, no more than one pet will be allowed per mobilehome. We reserve the right to deny you a pet if the proposed pet appears to present a threat to the health and safety or the general welfare of the Park or its residents, or if is otherwise not in compliance with these Rules and Regulations. If a pet dies or is lost, a new approved application is required before acquiring another.
- C. Pets permitted in the Park are defined as a house pet that spends its primary existence within the mobilehome. The types of pets permitted are small dogs, cats, birds, fish and other pets kept at all times in an aquarium, and usual household pets approved by Management. Small dogs are defined as those which at maturity, will weigh no more than twenty (20) pounds and measure no more than twelve (12) inches at the shoulder.
- D. Guide dogs, signal dogs, and other service dogs, as defined by Civil Code<sup>s</sup> 54.1, are exempt from the size limitation otherwise applicable to dogs. Farm animals (chickens, pigs, etc.), exotic, illegal, poisonous and/or animals which are generally recognized as having a dangerous propensity are prohibited. For example, any large reptile such as a snake capable of doing harm to others and which can or does escape an aquarium enclosure may not be kept in the park. Persons who are seeking a reasonable accommodation for an emotional support animal are required to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides support that alleviates at least one of the identified symptoms or effects of the existing disability. An animal with a history of dangerous behavior will not be accepted.

E. Each pet must be licensed and inoculated in accordance with applicable laws. Evidence of the pet's license and inoculation must be submitted to Park Management within seven (7) days after request for same.

F. Pets must be on a leash no longer than six feet, held in hand at all times when outside of the mobilehome. Regardless of the area, excrement left by the pet must be picked up **immediately and disposed of properly**. Pets are not permitted on another resident's space without the resident's permission. Pets may not be tied up and/or left unattended outside of the mobilehome, including on the porch, in a car or truck, or in any common areas or facilities. Pets are not allowed in common areas with the exception of service animals defined by Civil Code<sup>s</sup>.

G. Pets shall not cause any damage, injury or harm to any person, property or premises. The pet owner will be responsible for any damage, injury or harm to persons, property or the premises caused by the pet. Pets shall not cause any unreasonable disturbance, annoyance or harm. If a pet causes any unreasonable disturbance, annoyance or harm (including, without limitation, excessive barking or whining, growling, biting, or any other unreasonable noises, or aggression, or damage to persons or property) permission to keep the pet may be revoked. If the pet's objectionable behavior rises to the level of substantial annoyance, homeowner will be subject to eviction. Additionally, Management may seek assistance of local animal control authorities and/or the police. Repeated violations of the pet rule may result in eviction.

H. No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of fence, confining barricade, cage, kennel, or other structure.

I. In the event of violation of the pet rules, Management may further revoke approval of the pet, issue a seven (7) day notice requiring compliance, and/or require that the pet be permanently removed from the Park within seven (7) days of written notice (including without limitation, running loose in the Park, exhibiting dangerous characteristics, causing health, safety or hygiene risk to others).

J. Feeding feral/stray cats or other animals is not allowed; this includes leaving food matter outside the mobilehome (as it attracts strays and unwanted animal life to the Park).

K. This Pet Policy is written in compliance with the Mobilehome Residency Law (MRL) Civil Code Sections 798-799.2.5 and approved by the State of California Grandmothers' Club, Inc., Executive Board.