

GOLDSTREAM TRAILER PARK LTD. BYLAWS/ADDENDUM

These bylaws form part of the Tenancy Agreement. Any breach of these bylaws will be a considered a breach of the Tenancy Agreement.

- **Professional References are a defined as “2” letters from a doctor, lawyer, dentist, and bank customer service rep., previous landlord or other professional that you have known for at least two years. The person must be able to vouch for your credibility. These letters must be obtained before the tenancy meeting.**
- **Credit Check will be required if you have declared personal bankruptcy in the past 7 years. This check must be done prior to tenancy meeting.**
- **Criminal record checks will be done if a person is found to have a past charge or conviction of any offence. This check must be done prior to tenancy meeting.**
- **Number of tenants is _____ , this shall not vary without park approval.**
- **Pets are defined as small household breeds. No large breeds such as German shepherds, Dobermans, or Pit-bulls (Staffordshire bull terrier). If a pet is brought into the park after tenancy approval without consent of the management it will be**

considered a breach of the Tenancy Agreement. All pets must be kept quiet and in the event that an animal cannot be quiet it shall be removed, or a shock collar worn. All pets must be licensed, and up to date with medical, proof must be provided prior to tenancy. All pets must be kept on leash, and their waste picked up. Number of pets _____, not to exceed 2 .

- Recreational Vehicles are defined as boats, campers, motorhomes, and or any other vehicle for the purpose recreation. These vehicles cannot be stored in the park. From time to time these vehicles can remain overnight while in transit to storage. Minor repairs can be done, however they may not exceed one day.
- Tarps are defined as the plastic or fabric, blue, green, brown, used to cover up cars, sheds, and or mobile homes. The Park will allow tarps for an emergency only. If your roof leaks it must be repaired in a timely fashion.
- All of your vehicles must be parked on your site. NO parking on the roadway. To ensure access to emergency vehicles 100% of the time.
- All vehicles must be fully licensed. Unlicensed, non-operable, vehicles must be move out of the Park. This includes vehicles with storage insurance that run.
- Oil storage, and tank maintenance. The storage of home heating oil is the tenants sole responsibility. If a leak or rupture occurs in the tank owned by the tenant it is his or her liability.

will cover all costs associated with clean up to the rented property, and disposal of contaminated soil. In the event that such spillage contaminates neighbouring properties it will also be the tenants liability. The tenant must maintain checks to ensure such leakage does not occur. Fuel storage tanks have a life expectancy. Your tank must be replaced upon its wear out date. Goldstream Trailer Park will not be held accountable for any costs that of clean up or liabilities associated to spillage and or maintenance of the heating system, (tank, tank lines, filters, furnace, oil, etc.). A inspection letter from a licensed service provider must be delivered prior to tenancy meeting.

- Construction is defined as “ANY” structure that is being built or renovated on your site. These include decks, stairs, porches, sheds, new oil tank placement, new propane tank placement, if you put a shovel in the ground or raise a hammer the Park needs to know. This is for your safety as well as the liability of the Park. We do not need to find out after the fact that your shed is built over a water main shut off, or you dig up an electrical line. You “MUST” get written permission from the park prior to start of your project. To obtain permission a site drawing showing placement and permit from the City of Langford must be submitted regardless of size.**
- Yard maintenance or appearance. There is no excuse for an unkempt yard. The Park has a pressure washer, supplies wood chips, sand, gravel, top soil. Cut your grass, haul away garbage.**

- Insurance, the tenant must at all times carry insurance on their unit. This will include some sort of liability coverage and if you are heated by a furnace, with oil spill coverage. A copy must to be forwarded to the Park within one week.
- CSA approval. Prior to tenancy a proof of up to date CSA must be supplied. Up to date letter by certified electrician.
- These four pages and 14 bylaws are contractual obligations and part of the main Tenancy Agreement as set out by the B.C. Mobile Home Tenancy Act, any breach of these bylaws is considered a breach of your tenancy agreement and end of tenancy.

I hereby agree to all the bylaws as set out above.

Date _____ **Unit #** _____

Name (Print) _____

Name (signature) _____

To: To the purchaser, and both realtors acting on behalf of the vendor and purchaser. Once the documents listed below are in order please call for interview.

Short list of to do's, PRIOR to tenancy meeting

- **2 letters of reference**
- **Credit check, if bankruptcy within last 7 years**
- **Criminal check, if past charges, or convictions**
- **Proof of up to date pet medical, licensing**
- **Proof of up to date CSA. By certified electrician. Just because the unit has a CSA sticker it doesn't mean that the unit is safe.**
- **Proof (inspection letter) of oil tank and lines or propane tank and lines. From any major service provider.**
- **Signed and fill out (with lenders personnel contact info) " site lease " agreement if unit is being financed.**

The Park will not proceed or provide a tenancy without the above noted PRIOR to tenancy.

Bill Mattison

Landlord, 250 812 1881