

RULES and REGULATIONS  
WESTVIEW TERRACE MOBILE HOME PARK  
70 Cooper Road, Victoria, BC

GENERAL

The following is the framework of rules in which the Tenants of Westview Terrace will be living. Any deviation from these regulations must be approved by the Landlord (Herman James and Sons Mobile Homes Ltd.) before action is taken.

All Tenants must sign a Monthly Tenancy Agreement with the Landlord.

One family only is permitted in each permanent residence.

While it is not the intention of the Landlord to curtail the visiting of the Tenants' family and guests, the Landlord requests that at all times your guests respect the rights of your neighbours in the park.

If you are going on vacation please notify one or more of your neighbours so you can be reached in case of an emergency.

No antennas or permanent style clotheslines are permitted. Folding, temporary umbrella-style clotheslines are permitted.

Peddling, soliciting or commercial ventures are not permitted except as authorized and arranged for by the Landlord.

Should any problems with water, sewer or lighting develop within the park please inform the Landlord immediately.

Any additions to your home (including fences, patios and detached structures) must respect the regulation requiring a 6 inch setback from the property line of your pad. Plans for any exterior construction must be submitted to the Landlord prior to commencement and must acquire a building permit from the Municipality of Esquimalt if the project is significant.

Tenants are permitted to sell their home providing they notify the Landlord. Upon sale the home will be permitted to stay on the pad assigned. The Tenant has a minimum of thirty (30) days to provide notice of sale and departure to the Landlord.

When vacating premises, the Tenant must leave the property in good order. Any fixed additions and planted vegetation must remain and becomes the property of the park.

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(continued)

**PARKING**

There is sufficient space on each pad to park two (2) vehicles. If a tenant chooses to utilize their parking space for trailers or boats there is no allowance for vehicle parking on the roadway in front of your pad.

There is NO PARKING on any part of the interior roadway within the park. Any vehicles parked on the interior roadway will be towed at the owner's expense. Residents or guests who continue to park along the roadway will have ONE WARNING.

Visitors Parking – two (2) spaces next to Pad #16, one (1) space next to #28 and two (2) spaces across from #36 are available for short term (4 hours) visitor parking.

**GARBAGE**

Your garbage pickup is every other Tuesday until further notice. Each Tenant is entitled to put out two (2) garbage containers not exceeding twenty (20) gallons and with snap lids. Please arrange to move your own garbage to the road for pick-up.

Garden waste can be included but must be in garbage bags.

Additional garbage may be included only upon negotiation as to price with the driver.

Blue bucket recycle pickup takes place every other Wednesday.

**PETS**

Pets are restricted in the park and are limited to pets owned at time of possession. No new pets are allowed.

Each unit is permitted one small pet.

No kennels, cages or runs are permitted in the park.

When pets are out of the home, they must be on a leash at all times. Tenants are responsible for their pet excrement and must pick up and dispose of all droppings.

Barking for more than two (2) minutes is not permitted.

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**FINANCIAL**

Rents are due and payable in advance on the 1<sup>st</sup> of each month.

It is recommended the Tenant provide our bookkeeper: Shoebox Bookkeeping Ltd.,  
612 Boleskine Road, Victoria, V8Z 1E8 with a series of post-dated cheques for the year.

Any rents received after the first of the month will be assessed a ten dollar (\$10) charge and any cheques which are returned by your bank for any reason will be assessed a forty dollar (\$40). These charges will be invoiced at the end of each month and must be paid within 30 days.

A minimum of six (6) months notice of a rent increase will be provided by the Landlord. Rent increases will be justified for common cost increases.

Rent includes water supply, sewage disposal and garbage collection. Electricity, telephone and cablevision are the responsibility of the Tenant.

The Tenant is financially responsible for any liability relating to guests and residents on their pad property. Damage to or misuse of common park property will be determined by a representative of the Landlord and assessed to the Tenant responsible. The Landlord is not responsible for damage, injury or loss by accident, theft or Act of God to property, home, Tenant, residents or their guests. This will be considered full notification that you are using the park at your own risk.

**Conduct**

The Tenant is responsible to keep their property tidy and well maintained.

Tenant is to consult the Landlord before all digging including for landscaping purposes as all services are underground.

Excessive noise (motorbikes, cars, music, etc.), rowdiness, abusive language and mischievousness by Tenants or their guests will be considered cause for termination.

No unlicensed vehicles are to be parked or stored within the park boundaries. Mechanical work on vehicles is discouraged. Tearing down of vehicles is prohibited.

Park speed is 5 km.

**I have read and agree to these rules and regulations** \_\_\_\_\_