



341 Granville Street unit 9
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www.cameronapartments.ca

Rules and Regulations

1. General

1.0 Home insurance is mandatory for all oil-heated homes. Proof of home insurance is required on a bi-annual basis.

1.1 Mini home owners are no longer permitted to sublet/rent their home on Cameron Apartments Inc property. See Section 4.

1.2 The Landlord may, from time to time, make and change general Rules and Regulations for the benefit of the Tenant or Landlord of the community, and the Tenant agrees to be bound and abide by such rules and regulations.

1.3 No excessive noise or nuisance will be caused at any time, and no construction, lawn mowing, or other activities will be allowed before 8:00 AM or after 9:00PM. No noise will be made which, in the opinion of the Landlord, is disturbing the occupants of the community.

1.4 Operating any type of all-terrain vehicle is prohibited on any property within the Community property. Residents will not play any audio equipment, including radios, television, stereos, musical instruments, or make any noise at any time, in such a manner so as to disturb other residents. Disturbing the peace, profanity, indecency, use of drugs, and drunkenness will not be tolerated within the Community at any time. Controlling the actions of your children is the responsibility of every parent or guardian. Violations of these rules, the willful or negligent damage of Community or resident's property will not be tolerated, and may be the subject of eviction by the Landlord.

1.5 No soliciting or no commercial business of any nature may be conducted by Tenants in their home or within the Community.

1.6 Residents must comply with all laws, bylaws, rules or regulations (including, without limitation, the Environment Protection and Enhancement Act) Imposed by any lawfully empowered body. Storage of combustibles on the site is prohibited. Such compliance requires that Residents not store, dispose of, or otherwise bring any hazardous materials into the community.

1.7 No visitors will stay for a period exceeding 10 days without the written permission of the Landlord, and the Tenant agrees to be fully responsible for and to pay for any damage caused by visitors to the Landlord's property or property of others. Every home will be occupied as a single family residence and no

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person will be allowed to occupy any residence under circumstances where such person is being charged for occupancy or for room and board or otherwise, without written approval of the Landlord.

1.8 Speed limit in the Community is 20 km/h.

2 Yard Maintenance

2.1 The tenant will maintain their yard in a clean, neat, and presentable condition, and will keep all grass and grounds within their Site well groomed, watered, and neat. The Tenant will maintain the area rented to the Tenant in good order and condition satisfactory to the Landlord. Tenant agrees to pay the Landlord \$50.00 per hour if the Landlord contracts the tasks Involved. The maintenance of all Sites is the sole responsibility of the Tenant. Failure of Tenant to comply with the Rules and regulations will, after due warning, result in eviction.

2.2 No trees or shrubs will be planted, pruned or removed without the written permission of the Landlord.

2.3 No lawn watering will be carried out after 10 PM and no excessive watering will be done at any time.

2.4 No outdoor fires are permitted.

2.5 Garbage collection is the responsibility of Island Waste Watch Management. All garbage is to be separated into proper containers as befitting the rules of island Waste Watch. Garbage is to be placed curbside on regular collection and clean up days ONLY!! No loose debris will be left beside the garbage cans or garbage bags. The Tenant is responsible to ensure that the home Site and its perimeters are kept clear of all litter. The Landlord may serve notice to tenants to clean such areas immediately. Should clean up not take place, the Landlord will take steps to restore such areas to their original condition. The Tenant will be responsible for the cost in such a case. Such charges are deemed to be additional rent. Refuse or any other material too large to place on garbage receptacles is to be immediately removed from the Community. Such refuse or material will be removed at the expense of the Tenant.

3 Vehicles and Parking

3.1 No unlicensed, uninsured, or inoperable vehicles, nor vehicle parts or accessories are to be kept or stored on the Site.

3.2 No heavy equipment or trucks are allowed in the Community, nor will they be driven through the Community.

3.3 All Tenants and guests park at their own risk.

3.4 All Tenants and guests are asked not to park on the lawns or the shared roadways.

4. Subletting of Manufactured Homes and Sites

4.1 In this section,

“Owner” or “Owners” of a manufactured home means the party to whom the Site has been leased and who is described as the Tenant elsewhere in this Lease. “Renter” means a Sub-Tenant or an assignee of the owner of a manufactured home, or any persons occupying the Site, whether under formal sublease or otherwise.

4.2.1 No Tenant, Owner, or Renter will assign or sublet the term hereby granted, or any part thereof, or sublet, not part with the possession or control of the Site of part of the Site, nor leave guests in charge of

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the Site without the prior written consent of the Landlord. The landlord's consent will not be unreasonably or arbitrarily withheld.

4.2.2 In making a decision regarding consent, the parties acknowledge that the Landlord's consent may be withheld, and will be deemed to have been withheld reasonably, if"

1. The proposed Renter has had a history of eviction or rental arrears, whether at the Manufactured Home Park, or elsewhere'
2. The proposed Renter has no or has an unsatisfactory credit history'
3. The proposed Renter has had a history of interfering with the rights of other residents or other Landlords, including noise, untidy yards, or Rule violation of any kind, whether evicted or not;
4. The Tenant or owner of the manufactured home has a history of short lived subtenants, regardless of the reasons;
5. The Renter of the Owner of the manufactured home decline or fail to provide information requested by the Landlord;
6. Failure of any to fully and accurately complete related forms or documents requested by the Landlord, including a new Lease Agreement or Rules, references, proof of income or other related forms;

4.3 The Owner of a manufactured home or Renter must comply with this Lease Agreement and all of the Rules and Regulations governing the subject Manufactured Home Park. The parties will sign an agreement acknowledging required compliance before taking possession of the home and Site. It is the Owner's responsibility to supply this information in any case. The owner of the home is to pay all rent and all charges directly to Landlord.

4.4 Breach of the terms of this Lease Agreement or the Rules and Regulations by the renters will be deemed a breach of this Lease Agreement or Rules and Regulations by the Owner.

4.5 Notice of any breach of the Lease Agreement or of the Rules and Regulations will be deemed to have been given to and received by the Owner, and it will be the responsibility of the renter to inform the Owner of the Notices.

4.6 The Owner will continue to be liable to pay for all rent or other charges incurred by the renter or the manufactured home, and liable for any violation of the Lease Agreement or Rules and Regulations by the Renter.

4.7 Any deposits including security deposits will NOT upon the changeover of one Renter to another, be paid back to the Renter, regardless of the source of the deposit. The Owner remains and shall be responsible for all charges not paid for the site, in any event. All amounts due to the Landlord shall be charged and are deemed to be at additional rent to the Owner.

5. Children

5.1 Parents shall ensure their children do not cut across other tenants' sites or through trees, but walk along the streets or playground areas.

5.2 Tenants, guests, and their children use the playground and other common areas strictly at their own risk.

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6. Miscellaneous rules

6.1 The Tenant will not use or occupy the demised premises or permit or allow the same to be used or occupied other than as a private dwelling for the Tenant and family, and further the Tenant will not cause, maintain, or permit the occurrence or maintenance of any nuisance or illegal or immoral activity within the said manufactured/mini/ sectional home or upon the demised premises. No peddling or soliciting or commercial enterprise of any nature whatsoever is permitted in the Community without the written consent of the Landlord.

6.2 Umbrella type clotheslines only will be permitted in the Tenant's yard, These umbrella clotheslines, or any vegetable garden that a Tenant may have, should be placed behind the home or patio unless the home backs onto a landscaped Community area and must be approved by the Landlord.

6.3 Propane gas or wood burning stoves only (no coal) will be allowed. Stoves must meet CSA standards and manufactured home certified proof of Insurance must be provided to the Landlord stating the stove is approved. Upon any complaint of smoke ashes, etc. from other Tenants, the offending Tenant shall discontinue use of the stove until the problem is rectified. Storage of wood must be at the back of the home out of sight of other Tenants.

6.4 Oil Tanks: The Tenant shall be responsible for oil tank installation to be to local codes and shall be responsible for care and maintenance of tank,

6.5 Oil Spills: All oil spills are the responsibility of the Tenant. Tenants are required to maintain oil spill coverage if they heat their homes with oil. All clean-up activities as a result of an oil spill shall be at the expense of the Tenant

6.6 No Swimming Pools allowed in the Parks

6.7 No fences allowed in the Parks.

7. Specific rules for renovations or repairs

7.1 All construction must have the written approval by the Landlord.

7.2 All Improvements must be constructed under the direction of the local building Inspector and Landlord. Tenants must have their units skirted, hitches removed, and a permanent set of stairs completed within 30 days of occupancy. Landlord approval is required for all construction projects on the site and to the exterior of the home. This approval must be secured prior to the construction. Landlord approval will be unreasonably withheld.

7.3 For structures above the deck and stair level, vinyl finish is preferred.

However, wood frame siding is acceptable providing it fits the decor and can be maintained to standard, Homes and additions must be set up as low as possible with a maximum height of 61cm (24") from the ground to the top of the frame.

All additions shall be approved by the required governmental agencies and authorities before any work commences.

7.4 Any patios, porches, etc., must be the same or similar material as the home, or material of such nature as to enhance the general appearance of the home and its Site. Requested additions must be in writing and accompanied by specification drawings and a description of the alterations. Prior to commencement of any work, additions must receive written approval from the Landlord,

7.5 All porches, storage sheds, patios, and/or any other type of construction shall

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conform to the building code and bylaws and before erection be submitted in writing and sketch to the Landlord for approval.

7.6 Skirting must be vinyl or existing at the time of the Lease Agreement Skirting must supply two (2) opening doors of a minimum of 1 meter for service access and must have proper ventilation. Skirting must match awnings and porches and be compatible with the design of the home.

7.7 The back stairs shall be kept small and descending to the rear of the home. The front stair and/or deck be constructed so as to not conflict with the driveway and shall be set back from the front of the house by at least 3 meters (10 feet). Decks and stairs shall be skirted to match skirting on the home. Step treads shall be at least 7 Inches and must be approved by the Landlord.

7.8 Freestanding storage sheds shall be 8'x'; 'x10', or 8'x12'. Placement of sheds must be approved by the Landlord, and shall not exceed 8 feet in height, at the peak. Wooden sheds shall have all the same color and siding to match the home. Metal sheds will not be allowed. One storage shed only per site is allowed.

7.9 GARAGES: All garages require a special permit and shall meet all building codes. Exterior finishes are the same as 7.8 above.

8. Landlord responsibility

8.1 Street snow removal

8.2 Domestic water supply to homes

8.2 Sanitary drains from home to municipal infrastructure

9. Other

9.1 Garbage pick-up by the City.

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ACKNOWLEDGEMENT

The Tenant hereby accepts possession of the Site In accordance with the terms and conditions of the Lease Agreement and these Rules and Regulations which the Tenant has read and as they may be amended from time to time by the Landlord,

These Rules and Regulations are intended to benefit all members of the Community. Suggestions from members of the Community of additions to these Rules and Regulations for that purpose are always welcome in writing.

IN WITNESS WHEREOF the parties hereto have unto set their hands and seals this:

Day of :

WITNESS
TENANT

WITNESS
CO-TENANT

WITNESS
LANDLORD

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