

# MIRAE INVESTMENT LTD.

5130 N. Nechako Road  
Prince Gorge B.C. V2K 4V9  
Office Phone: (250)561-2818

## CALEDONIA MOBLIE HOME PARK REGULATIONS

***Mirae Investment Ltd. (the Company) is the owner of Caledonia Mobile Home Park. Caledonia MH Park recognizes its obligation to operate within the guidelines as set out by the Ministry of Environment, the Northern Health authorities, the City of Prince George and the Manufactured Home Site Tenancy Act. Otherwise the terms shall be considered null and void, but the null and void terms shall not affect the validity of any other item in the Agreement.***

### **Section 1 (Rental Fees)**

- a. Rent collection is on the first day of each month. After the first day, a tenant needs to come to the office during the office hours on weekdays or by appointment.
- b. Rent is due on the 1st of each month. A \$25 late fee will be applied for late payments. For any "Non- sufficient Fund" cheque returned to the Owner, the tenant needs to pay \$25 bank charges plus \$25 late fee and send a good Cheque to the Manager or pay at the bank immediately after the Manager or the Owner informed the tenant.
- c. The Manager shall serve you a 10 day End Tenancy Notice if you have not paid anything by the 5th of current month .That is just the Managers job, nothing personal. Once the notice is served, you will still have the next 5 days to pay the amount in full.
- d. The Manager is willing to work with a behind-payment tenant for a payment plan. With a payment plan in place, the eviction process will be held. Once the plan is made, both the Manager and the tenant shall follow the plan unless a new situation happened. If the plan is not followed without any reasonable explanation, the eviction process will continue.
- e. You can pay rent by Pre-Authorized Debit system or other method Stanmar Services requests.

### **Section 2 (Property)**

- a. Your lot is your responsibility. It is to be kept free of all debris. The lot is not a storage area for wood, old tires, beer cases, cans etc.
- b. Plants and trees must be maintained properly by the Tenant.
- c. Grass is to be cut on a regular basis. If weeds grow on the front of the unit, they are to be pulled. Or the Park will send notice to remind. If the trailer owner still does not do it in a week after the notice is given, the Park will mow the grass and charge the tenant \$30/Hr.
- d. No garbage cans, bags or boxes, or junks are to be left in full view to the front of the lot. If there are some junks and garbage lying at the front yard, the Manager may give you a reminder to dump them. If you do not dump in a week, the Manager may dump it for you at your cost \$40/load, or the Manager may send you an eviction notice.
- e. Any work that requires digging on the property must be approved by CMHP (Caledonia Mobile Home Park) first. Digging can cause damage to power line, gas line, sewer and water lines. You

have to phone the Manager first then BC One @ 1-800-474-6886 before digging.

- f. Additions, fences or construction plans must be submitted to the park Manager for approval. No yard fences are to be built /constructed without the permission of the park Manager designate. Construction must meet with Municipal, District or Government standards. Depending on the size and nature, Municipal permits may be required. All new construction/additions must be completed within 30 days of start-up. No construction work shall be started before 7:30 am and ended after 8:00 pm.
- g. Tenants will not engage in or permit any guest, employee, agent, visitor, or co- tenant to engage in the commission of any criminal act or infraction including drugs dealing in the property that could be charged under the criminal act.
- h. No selling, soliciting, peddling or commercial activities ,signs or advertisements of any nature are allowed in the trailer property without first obtaining written consent from the Landlord.
- i. Home sale: Before listing a home for sale, the owner must notify the Manager. At this time the Tenant will be provided with the information needed to proceed with the sale (ie. Application for Tenancy, Instruction to REALTORS©, Park Rules, etc.).

### **Section 3 (Services)**

- a. CMHP provides hydro, gas, TV/phone cable services to the edge of the pad, and provide water and sewer services to the pad. CMHP is responsible for water and sewer services including water valve and sewer pipe opening on pad ground and anything below. CMHP provides garbage dump service (twice a week), public area grass cutting and snow removal off roads.
- b. Tenants must provide and maintain hook-ups for water, sewer, hydro, gas, telephone and cablevision at their own cost.
- c. CMHP requires 24 hour access to home sites for emergency repairs to services supplied to the Tenant by CMHP. Repairs are considered an emergency only if the health or safety of the tenant is in danger or if the building or property is at risk. Emergency repairs are permitted for: major leaks in the pipes, damaged or blocked water, or sewer pipes, or electrical systems.
- d. On-site postal boxes are available from the post office downtown.
- e. **Electrical:** Contact the Management if your power fails. CHMP supplies you with a **60 amp** service. Stove and dryers must not run at the same time, the main breaker may trip power off.
- f. **Water:** Lines underneath the home and shut off valves at ground level must be heat taped by the Tenant to prevent freezing. Supply a coil of heat tape on the ground, around the shut off valve and along your water line. Do not use garden hose. Wrap heat tape with Maximum 1/2 inch insulation. Place a batt of pink insulation on the ground around the taps to protect the ground from freezing. Leave the heat tape thermostat exposed to the cold. Thawing out lines is the tenants responsibility. Use electric heat gun. Do not use propane torches. All costs in restoring water flow to service or water lines belong to the tenant.
- g. Call Management to shut off the water below grade only if shut-off valve above ground will not turn off the water.
- h. Common sense should be used for watering lawns. Sprinklers are allowed to use 3 times a week and maximum 1 hour a day. However, if the park is running short of water in summer or water

leakage, the Manager may request the tenant not using sprinklers until the problem is solved.

- i. **Plumbing.** If tap or your toilet runs continuously, repair it. If not for two weeks after given a notice, we will turn your water off until repairs are completed. On site well pump water to your home. Drain fields take it away. Use anti-siphon devices on hot water tanks to prevent draining of hot water tank in the event of the water main repairs.
- j. **Do Not** use the toilet for putting cooking oil, fat, sanitary supplies, diapers, paper towels and cotton etc that's for the dumpster.
- k. Secure your sewer line with removable rubber couplings to prevent seepage in your crawl spaces. CHMP requires easy access to your sewer to remove blockages. A four (4) foot section adjacent to the sewer and the water connections is to be hinged for removal for access to these connections.
- l. The owner/tenant or their contractor must bury below grade any electrical, telephone or television cable to protect against damage.
- m. Tenants shall notify the Manager immediately of any water leak or sewer blockage or power outage. Tenants will coordinate meeting with repairmen and utility persons. The Manager will look after the problem as soon as he can. Sometimes the Manager may have to avoid weekend because some parts stores are closed or plumber/electrician is not available.

#### **Section 4 (Pets)**

- a. Small pets such as small dog, cat, a bird, fish, hamster, rabbit or similar are allowed. **No Pit bulls or Rottweilers or snakes allowed.**
- b. Small dogs should be less than 20 lbs when fully grown. Anything more than 20 lbs will not be allowed in the park and if you do have one you will have to get rid of it or leave the park.
- c. The park Manager must first approve all pets coming into the park, regardless if only house sitting for short period or any other reason.
- d. All dogs/cats coming into the park on a permanent basis must first show proof that they have been neutered or spayed. Only one dog /or one cat are allowed per household site.
- e. Droppings from the dog must be picked up immediately. When walking your dog/cat it has to be on a leash at all times.
- f. Pet owners must ensure that the neighbors are not disturbed by continuous barking or meowing.
- g. Owners will be held responsible for any damage or injuries caused by the pet. If a signed complaint that is received about a particular dog/cat, the owner of such dog/cat will be notified and warned of further consequences. Should a second complaint against the same owner be received, the SPCA will be contacted and the pet owner may restrain their animal. At the discretion of management, local park traps may also be used, with the captured of dog/cat being taken to the SPCA. Owners will not be notified should the park Manager capture the dog/cat. A third complaint against the same animal may result in the park owners being contacted by management requesting the mobile owners remove the dog/cat from the park or themselves.

#### **Section 5 (Vehicle, Traffic, Parking and Maintenance)**

- a. The speed limit is 20km/h in the park.
- b. Limit of two vehicles per lot.

- c. **Vehicle Parking:** There is No on street parking anywhere, at any time for any reason in CHMP. All roads are designated FIRE LANES. Violators will be warned once and second infractions will result in vehicle(s) being towed at vehicle owner's expense. No parking on grassed or buffer areas or drain field.
- d. No parking of heavy equipment or trucks exceeding one tone in capacity will be allowed in the park. Parking of a RV or similar is Not allowed in CMHP.
- e. No unlicensed vehicles are allowed with in the park.
- f. **Vehicle Maintenance:** Vehicles cannot be put onto blocks or similar. No vehicle repair for making money is allowed in the park.
- g. ATV's, snow mobiles, unlicensed motorcycles are not allowed to be operated on the streets and common areas of the trailer park.

## **Section 6 (Garbage)**

- a. Garbage bins by the mailboxes are dumped twice a week. All items must be placed inside the bins. Do not put unwanted furniture, mattresses, appliances, and large building materials into or beside the bins. Instead, you need to take them to the dump yourself.
- b. All buildings on the sites belong to the owner. If the home is removed from the pad these buildings must be removed from the Park and the site cleaned of debris right after unless the Park agrees that a shed or storage unit can be saved there.

## **Section 7 (Safety and Security)**

- a. Parents must supervise at all times their children's activities. Green space areas at CHMP are for play, however, climbing trees anywhere in the park and the sand cut banks are off limits.
- b. No open fire is allowed in the park at any time. Due to the close vicinity of all the trailers even a small fire could cause detrimental damage to other units.

## **Section 8 (Liability and Insurance)**

- a. Trailer owner is responsible for carrying sufficient insurance coverage for his or her home and personal property from fire, smoke, water damage, and theft, and for the tenants, occupants and guests or others from the loss, injury or third party liability.
- b. Parents are liable for any property damages caused by their children.
- c. The park has obtained its own insurance to cover the park owned trailers and properties and third party liability, but not to cover Tenant's trailer or property or negligence.
- d. When the power, gas, water supply or sewer service is interrupted due to repair, the park is not liable for any loss or inconvenience to the tenant just like the BC Hydro or the City is not responsible for regular household's loss or damage due to power outage or major water leak repair unless it is the park's negligence.

## **Section 9 (Quiet Enjoyment)**

- a. Any excessive loud music, or disturbing noises on the premises at any time is not allowed.
- b. Tenants, occupants and guests shall not harass, embarrass, inconvenience, annoy, or otherwise

disturb or endanger other tenants, occupants, guests, management or employees quiet enjoyment of the premises , including but not limited to the following: playing of loud music, instrument, stereo, car/truck stereo etc. The use of profane, obscene, loud or boisterous language, behavior and or/conduct is prohibited.

- c. Quiet time is from 11pm to 730 am. Visitors should leave quietly prior to 11pm.
- d. Any complaint shall be directed to the Manager. If need be, the Manager may call, visit or give notice of warning to tenants that violate park rules and cause problems.
- e. Complainant's name will not be divulged under any circumstances unless the court requires and the park Manager gets the complainant's permission.
- f. A second complaint against the same trailer could result in calling the police or receiving a serious warning. On receiving a third complaint, the Manager may deliver an eviction notice to the tenant and request the tenant to move their trailer from the park.
- g. Any complaints must be in writing in order for the Manager to work effectively. If it's emergency, please call the Manager right away.

### **Section 12 (General)**

- a. ANY VIOLATION OF THESE RULES COULD BE CAUSE FOR TERMINATION OF TENANCY.
- b. The property owner reserves the right to amend or revoke these rules, in whole or part, or to adopt new ones, at anytime or from time to time. Any notice regarding amending or revoking any of these rules shall be affected upon Tenant or any co-tenant.
- c. The tenant(s) have been giving a copy of these rules and regulations and by signing below hereby agree to the items. If no signature you will have to resign for living in the park for these are the rules here.

Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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Tenant

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Co-Tenant

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Park Manager