



MANUFACTURED HOME PARK RULES AND POLICIES

Leq'a:mel First Nation

43101 Leq'a:mel Way
Deroche, BC V0M 1G0

Welcome to our Manufactured (Mobile) Home Park!

These Manufactured Home Park Rules and Policies ("**Park Rules**") apply to:

- Kelly Estates Manufactured Park;
 - Lakahahmen Manufactured Park; and
 - Nicomen Manufactured Park.
- (collectively, the "**Parks**").

The Parks are owned by Leq'a:mel First Nation. Leq'a:mel Development Corporation ("**Management**") manages the Parks and is responsible for enforcing these Park Rules.

These Park Rules have been implemented to help ensure a safe, quiet and healthy environment for the benefit and enjoyment of all of Tenants. The Park Rules will be strictly enforced.

Please read this document carefully. These Park Rules form part of the Manufactured Home Park Tenancy Agreement (the "**Tenancy Agreement**"). "Premises" or "Site" refers to a site within the Park that is rented to a Tenant as per a Tenancy Agreement. "Residential dwelling" refers to the trailer or manufactured home owned by Tenants. For the purpose of these rules, "Tenant" refers to a Tenant, Co-Tenant or Authorized Occupant as defined in a Tenancy Agreement.

1. Application

These Park Rules apply to anyone who enters the Parks.

Any person who enters the Parks are required to comply with these Park Rules. In the event Management determines that any guests are not in compliance with the Park Rules, Management reserves the right to require any guest to vacate the Park immediately. Tenants are responsible for any damage to the Park or its facilities, caused by their guest(s).



2. Garbage Disposal

Household Garbage

Tenants may bring up to two bags of household garbage per week per Site to the Transfer Station at no charge. There will be a charge of \$2.00 for each additional bag.

Transfer Station: 41760 Nicomen Island Trunk Road on the corner of Lougheed Highway and Nicomen Island Trunk Road.

Any garbage stored outside on the Premises must be secured in a garbage can and in a neat and tidy condition. No excessive garbage may be stored on the Premises at any time.

Recyclables

Tenants may bring recyclable items to the Transfer Station at no cost. Recyclable items must be bagged in clear or blue recycling bags.

3. Water

Management reserves the right to reasonably limit water consumption and to reasonably ration water use under dry or drought conditions. Any restrictions in effect will be posted on the Leqa'mel Development Corporation Facebook page and the parks Message Board.

4. Child Safety

Parents/Guardians are responsible for the safety and actions of their children and are asked to ensure that their children are made aware of Park Rules. Adults and children must abide by any posted signs or notices that are distributed from time to time regarding activities such as skateboarding, rollerblading and go-carting.

Playing on the roadway is strictly prohibited throughout the Parks.

Recreational vehicle use; such as ATV's, motorcycles, dirt bikes that are not street-legal are prohibited.



5. Pets

Each Site may have up to two pets on the Premises at any time. Only cats and dogs are permitted in the Parks. Dogs must be on a leash at all times in the Park - NO EXCEPTIONS. Dogs must be picked up after. Dogs are to be under control at all times, no excessive barking. Any dog that poses a danger or threat to people or property are not permitted in the Parks. Dangerous dogs are considered to be dogs that have a tendency to attack without being provoked, or otherwise endanger people or other domestic animals. Management has the right to deem any dog in the Park as unsafe. No dogs will be left unattended for more than twelve (12) hours.

6. Decorations

Tenants are permitted to hang, append or place external decorations on their Premises so long as they do not interfere with other Tenants' right to peaceful enjoyment of their Premises.

Seasonal decorations (Easter, Halloween, Christmas and those alike) must be taken down within three (3) weeks of the celebration, including Christmas lights.

7. Vehicles & Parking

Insured Vehicles

Each Site is permitted up to two insured and operable vehicles parked in the driveway. No commercial/industrial vehicles, motor/mobile home or trailers are permitted in the driveway at any time.

Uninsured Vehicles

Uninsured vehicles are not permitted in the Parks. Tenants are required to show proof of insurance upon request by Management, at any time. In the event Tenant fails to provide proof within 48 hours of request by Management, Management reserves the right to have the vehicle towed at the Tenant's sole expense.

Uninsured vehicles may be stored in one of the Parks' R.V. compounds. Contact Management Office for details, including price and availability.

Prohibited Parking



Parking is not permitted on roadways. No parking is permitted that blocks or impedes repair, maintenance or constructions works.

No driving, idling or parking at any time is permitted on any septic tanks or leech fields.

8. Quiet Enjoyment of the Park

Tenants and their guests must refrain from creating excess noise which would interfere with other Tenants' right to quiet enjoyment of the Park. No loud noise is permitted between the hours of 10:00 pm and 7:00 am.

During all hours of the day all Tenants must respect the close proximity in which their neighbours reside. All acts and activities are to be conducted within reason so that they are not deemed as to have committed a nuisance.

9. Outside Maintenance

Tenants are responsible for ensuring any entrances or driveways or parking spaces for their exclusive use are kept:

- a. clean, tidy and free of material including debris, excessive dirt and garbage; and
- b. cleared of snow and ice from the roofs of any structures situated on their Sites (including but not limited to: Residential dwelling, sheds, etc.).

Tenants are responsible for ensuring that their garden and grass area on their Premises are kept safe, clean and tidy and free of debris and excessive garbage. Tenants are responsible for maintaining any trees or shrubbery on their Premises from being overgrown or dangerous.

10. Renovations, Additions, Landscaping, Fencing and other Improvements

No Tenant is permitted to conduct any of the following without obtaining prior permission from Management:

- a. any major improvements or renovations in or around the Premises, including inside or to the exterior of a residential dwelling or any electrical work;
 - b. erecting or placing a fence, shed, deck, storage container or other similar structure on the Premises; or
 - c. carrying out any landscaping that requires machinery or equipment above and beyond regular yard maintenance.
- (collectively, the "**Improvements**")



Tenants must apply to Management for permission by submitting the *Improvement Request Form*, available for pick up at Management Office.

All Improvements must be carried out in a way that:

- a. does not unreasonably disturb Tenants use of the Park and enjoyment of their Premises;
- b. create a safety issue of any kind; or
- c. create a threat to the water line, sewer line, electrical line or other utility infrastructure in the Park.

All renovations must have a qualified building inspection report (e.g. electrical, plumbing, gasfitter, structural etc.) submitted to Management.

Tenants are responsible for any damage done to Park property (including but not limited to sewer line, electrical line or water line) while undertaking an Improvement on their Premises.

Management will advise on dimensions and allowable standards in the Park.

10. Complaints

If a Tenant has knowledge that another Tenant is in breach of these Park Rules, or reasonably suspects a breach, a formal complaint may be submitted to Management in writing by submitting a *Complaint Form* during normal business hours. *Complaint Forms* may be picked up at Management Office during normal business hours. Tenants should not contact Management at any time with a complaint during non-business hours unless it requires an Emergency Repair. Alternatively, if it involves a serious and urgent health or safety issue, Tenants should contact the police.

14. Prohibited Behaviour

The following behaviour and activities are strictly prohibited in the Park:

- threats to people and property;
- vandalism;
- entering other Premises without permission;
- violent or destructive behaviour;
- other serious public disturbances; and
- illegal activities of any kind (zero tolerance).
 (“**Prohibited Behaviour**”)



Anyone who engages in Prohibited Behaviour in the Park, including on any Site, will be required to leave the Park immediately.

15. Emergencies

Tenants should not contact Management or Leq'a:mel First Nation after hours for any emergency or other issue, unless it constitutes an Emergency Repair.

A repair is an Emergency Repair when it is urgent, necessary for the health or safety of a Tenant or the Premises and is a repair related to the Park's infrastructure: sewer, water or electrical lines.

For Emergency Repairs, please contact: Christina Kelly 778-347-2256.

If the Emergency Repair is the result of a Tenant's (or Tenant's guest) wilful damage, neglect or abandonment, the Tenant will be responsible for the cost of the repair.

If you are in need of an Emergency Repair, you must make at least two attempts to contact the number indicated above. If you do not hear back within 30 minutes, Tenants may undertake the repairs.

For any other emergency situation, contact 911.

MODIFICATION OF THESE RULES:

These Park Rules are subject to change from time to time. Management will provide Tenants with at least 2 weeks' notice in writing before any change or new rule becomes effective.

INQUIRES:

For further information and updates, Tenants are encouraged to look to the Parks Facebook page: *Leqa'mel Development Corporation* and the Parks Message Board.

For further information and/or clarification regarding any of these rules or the Tenancy Agreement, please contact Management Office:

200-41350 Lougheed Highway
Deroche, BC V0M 1G0



(604) 845-1424.