

**TIMBER TOWN ESTATE**  
**1830 Mamquam Road Squamish**  
**P.O. BOX 3963 Garibaldi Highlands, BC V0N 1T0**  
**Phone: (604) 898-5688 Fax: (604) 898-5605**  
**Email: *Timbertown@shaw.ca***

**RULES AND REGULATIONS (Please read carefully)**

Potential tenants are required to submit a credit application and must provide references from previous landlord(s). A week is required by management to process this information.

All tenants and occupants of the Park are subject to all of the terms and conditions of the Tenancy Agreement and the Rules and Regulations set forth herein. Additionally, rules which are posted in the Park must be observed by all residents and their guests.

**1. MAINTENANCE:**

The owner or tenant of a mobile home at Timber Town Estate is required to keep the property and the exterior of the mobile home, including his/her parking area, decks, and sheds in a neat orderly condition at all times. Grass must be cut during cutting season, cars and small vehicles must be parked in the designated areas, fence's must be maintained and neat at all times. Items not in use must be removed and if Timber Town Estate is required to clean or maintain the pad, the tenant will repay Timber Town Estate.

Any homes being replaced in Timber Town Estate must be no older than 10 years of age. Homes must first be approved by management together with plans, proof of age, and District of Squamish permits.

**2. HOME INSURANCE:**

The owner of a mobile home in Timber Town Estate is required to purchase home owner's insurance. Your insurance should also cover for potential environmental damage. A copy of the insurance or a written statement that insurance has been obtained must be provided to the office and maintained on a yearly basis.

**3. OIL TANKS:**

The home owner is required to maintain the condition of their Oil Tank at all times. A regular 2 yearly inspection is mandatory and proof to be provided to management. Management has the right to order an inspection of oil tank if, upon inspection the condition is considered poor and is not rectified by tenant within 2 weeks of notice from management and proof provided to management.

**4. OUTDOOR BURNING**

No outdoor open or covered fire pits (campfires) are allowed in Timber Town Estate at any time. No back yard burning is allowed in Timber Town at any time. Charcoal or Gas BBQ's are allowed as are electric outdoor grills and propane fire pits. No other form of outdoor burning or cooking is allowed. When using BBQ's, you must be mindful of your neighbour. Wind conditions or proximity to their home may cause unnecessary discomfort thus affecting their quiet peace and enjoyment of life which is everybody's entitlement.

**5. PETS:**

Tenant acknowledges that dogs, visiting or permanent are not allowed in Timber Town Estate.

(Signature of Tenant) \_\_\_\_\_

Tenant acknowledges that a maximum of 2 cats per household are permitted in Timber Town Estate. All cats must be neutered/spayed and proof of this brought to the office.

Initials: \_\_\_\_\_

*No animal food is to be put outside the home or left on a tenants deck including enclosed decks. ALL food must be inside the mobile home at all times.*

**6. VEHICLES (A) AND (B)**  
**(A)**

1. Only vehicles for Tenant's use will be considered.
2. Vehicles that are not operable for public road use are not permitted. This would include vehicles with flat tires, visibly missing parts, broken glass, heavy rust or damage, and unkempt in appearance.
3. Commercial vehicles are not permitted.
4. Vehicles exceeding 8,000 lbs. G.V.W. are not permitted.
5. Vehicles not in regular every day use must be stored with 'storage insurance'. No vehicle may be parked on Timber Town Estate property without insurance. Proof of storage insurance will be required by management and must be brought to the office.
6. Vehicles must be stored on the owner's pad unless specific written arrangements are made separately with Management.
7. Generally three (3) vehicles per pad will be the maximum total for active and stored vehicles. Vehicles are generally to be parked in designated parking area. Additional parking areas may be created, only with prior signed approval of management. The signed approval will become a part of your tenancy agreement.
8. Only minor repairs of short duration (1-2 weeks), are permitted at home sites. No vehicle is to be left on blocks or jacks, or left in such a manner that it is unsafe or unsightly whilst work is in progress. The use of blocks or jacks for RV travel trailers or boat trailers is permitted, they are to be safe at all times.
9. One Recreational Vehicle may be allowed per pad. e.g. one boat with boat trailer, one travel trailer/fifth wheel, or one motor home. Any excess of RV's must be stored at an appropriate storage facility off Timber Town Estate property.

**Other (B)**

1. Management reserves the right to determine acceptable conditions in the first instance.
2. Nothing in this Guideline is meant to remove a Tenant's rights under any legislation or the Tenancy Act.
3. Any breach of the Guideline will result in the offending vehicle being towed away at the home owner's expense.

**7. SIGNS:**

Tenants of Timber Town Estate may place no signs of any nature. For Sale signs are to be displayed in windows of mobile homes only.

**7. RENTS:**

It is requested that all pad rentals be paid by post-dated cheques. Cheques are to be dated for the first of the month for six to twelve months. All late rents which includes N.S.F. cheques will be charged an administration fee of \$25.00 plus a \$7.00 surcharge on all NSF cheques.

Tenants who pay their rent after the 10<sup>th</sup> of each month will be issued a 10 - day Notice to End Tenancy. Three 10 day Notices to End Tenancy during current tenants occupancy, will result in the owners of the mobile home being required to remove their home from the park.

**9. LANDSCAPING & FENCING:**

a) **Trees and Hedging:**

Any tree planted by Tenant will be maintained by Tenant and all future tenants. These trees should be planted so as not to interfere with your neighbours sight lines for access and egress from their pad. Any hedges used for privacy should not be planted at the roads edge, they must be 3' in from the curb side and must not interfere with your neighbours sight lines for access and egress from their pad.

b)

**Fencing:** All interior fencing is the sole responsibility of the owner of the home. Measurements requirements: Inside fences across the back of your pad and along the side to mid-home point shall not be higher than 5 feet solid fence. (1.524 meters) A lattice no higher than 12" is permitted in addition to this. Also any fencing from mid-home point out to the front and across the front of your home shall not be higher than 3'. Before installing fencing, tenants must first bring a drawing of where fence will be installed, showing heights, in order to receive approval from management.

All front fencing must be situated 3' from road. All side fencing must end 3' from the road. Front or side fencing must not impede access or egress of your neighbour's ability to park a vehicle in an existing parking spot or impede safe sight lines. **The tenant will be required to either remove or repair and paint any fencing that is left in poor condition.**

10. **HOME SALES:**  
 Owners may resell their mobile homes at Timber Town Estate without restraint, If they are removing the unit from the lot they are required in to inform management and to have **all** necessary permits in place both from Ministry of Transport and the District of Squamish. All District of Squamish requirements must be adhered to. Management must be informed of process as work is performed. **Tenants may not assign their interest in the Tenancy Agreement without written Park approval. All perspective sublet tenants must be approved by management before living in Timber Town Estate.**
11. **SPEED LIMIT:**  
 The speed limit is 15 km/h throughout the park.
12. **ADDITIONS and GENERAL REPAIRS:**  
**Additions are permitted to mobile homes providing they meet with the standards of Timber Town Estate and the District of Squamish and are completed in 90 days.** No addition may be added without a permit from the District of Squamish. The permit must be posted so that it is visible from the road. All additions must first be approved by management before proceeding with plans to the District of Squamish. These plans must be signed off by management on behalf of Timber Town Estate prior to starting the work. The addition must be covered with the same siding as the house and must match closely with the original colour. General Repairs are to be completed within the 90 day period. During Addition Repairs and General Repairs the pad must be maintained and kept tidy at all times. Avoidance of building materials spilling out onto the road must be adhered to.
13. **OCCUPANCY DEFINITION:**  
 Mobile home lot is rented to the existing mobile home OCCUPYING THAT PARTICULAR LOT and the named owner and family listed below, of the mobile home. For the safety, security and enjoyment of life, no other person is allowed to move into the mobile home without the landlord's prior consent. No mobile homes are to be sold for rental purposes.
- B.C. Mobile Home reg. # \_\_\_\_\_.
14. **WATER & SEWER LINE:**  
 The tenant must protect and maintain water and sewer lines between park service and mobile home. (e.g. Freezing).
15. **GUESTS:**  
 The tenant is responsible for conduct, actions and safety of their self, family, guests and others and is solely responsible for damage caused by any of the above persons.
16. Door to door soliciting by tenants (unless approved my management first), or non-tenants is not permitted.
17. **COMMERCIAL BUSINESS:**  
 Tenant in or on area of Timber Town Estate may conduct **no** commercial businesses of any nature.
18. Upon leaving the Park, tenants must leave their pad clean and in good condition. If Timber Town Estate is obliged to clean or repair any of the pad, the tenant will be required to pay for such work.
19. **ELECTRICAL DAMAGE:**  
 Timber Town Estate is not responsible for electrical damage caused by power surges or other electrical problems. Tenant acknowledges that the lot has a maximum allowable capacity of **60 amps** and agrees not to exceed maximum allowable capacity of electricity. Tenant will pay for any equipment damaged by overload. Tenant(s) Initials: \_\_\_\_\_.
20. **SMOKING AND CONSUMPTON OF ALCOHOL**

Smoking of cigarettes or any other substance should be done with due care and attention paid to your neighbours and others around you. Also the use of marijuana and Alcoholic beverages are prohibited in all common areas of Timber Town Estate.

- 21. All playground equipment is used at tenant's own risk.
- 22. The purpose of rules or guides is provided herewith only to make Timber Town Estate a better place for people to live. It is understood that it is impossible to list every requirement in order that no individual(s) should be unreasonably disturbed – therefore as examples, noisy parties, the playing of loud music, noisy traffic particularly at night, must be avoided. Timber Town Estate is private property, however, the District of Squamish Noise Bylaws # 1901, exists and must be adhered to. All construction noise must end by 8:00 pm Weekdays, 7 pm Saturdays and 4 pm Sundays and holidays as per the above noted Bylaw. Timber Town Estate requires all other noise outside your home, end at 9:30 p.m.
- 23. This document is intended to list local guides and rules only. In no manner is it intended to replace the mobile home regulations of the District of Squamish or the Mobile Home Act of The Province of British Columbia.
- 24. Tenants acknowledge reading the rules and agree to observe and be bound by them. These Rules are an integral part of your Tenancy Agreement.
- 25. Tenant acknowledges that Timber Town Estate may terminate this tenancy upon 30 days written notice in the event of a failure to comply with these rules. 3 Breach letters will result in an automatic eviction from the park.

Mobile Home Pad No. \_\_\_\_\_

Possession Date: \_\_\_\_\_

Please Print Names of all people occupying mobile home lot.

_____	_____
_____	_____
_____	_____
_____	_____
Tenant's Signature	Date

_____	_____
Tenant's Signature	Date

_____	_____
Landlord/Landlord Agent Signature	Date

Park: \_\_\_\_\_

**GARBAGE/RECYLING/ORGANIC COLLECTION DAY: TUESDAY**