

MOBILE HOME AMENDMENTS

At the February 13, 2018 Braden Castle Association, Inc. Board of Directors Meeting, the following Motion was introduced and passed:

Motion to amend Exhibit B of the Mobile Home Rental Agreement and Exhibit C of the Mobile Home Rules & Regulations as follows:

(Words in ~~strike through~~ type are deletions to original text; underlined words are additions to text)

Exhibit B, Rental Agreement, Pg 2, 4B “Special Use Fees”

1. Late payment of rent after 5 days - \$5 per day.
2. Returned check by resident’s bank - \$35

Exhibit C, Rules and Regulations, Pg 3, C (top of page)

C. ~~Without prior written consent of Management~~ Guests will not be allowed to bring a dog or any other animal into the Park with them at any time, even for a daily visit. Service animals are permitted for handicapped persons.

Exhibit C, Pg 4, (3)

(3) Central air conditioning and must be installed in homes being placed in the Park. No air conditioning or heating unit shall be newly installed in the front window or front wall of any home, or any wall facing a street. Central air conditioner compressors must be placed on a cement slab near or at the rear of the home. Existing window units must be securely and attractively braced to the home. Mini-split units may be installed facing a street provided they are shielded from view to the greatest extent feasible by attractive landscaping.

Exhibit C, Pg 10, Item 8 “Subleasing and Renting”

8. SUBLEASING AND RENTING. All homes in the Park must be owner-occupied. No portion of the lot or home may be subleased, rented or leased by Resident, ~~without the prior written consent of management, which consent may be withheld, delayed or denied by Management in its reasonable discretion. Without Management’s written consent~~ Any such act shall be void and shall constitute a default by Resident under the Lease Agreement. ~~Neither lot leases nor home leases are transferable. If the home is subleased without written authorization of park Owner, no such subleasing occupancy or collection of rents shall be deemed to be a waiver of this provision, or acceptance of the subtenant or occupant as a tenant, or a release of the Resident(s) from further performance by Resident(s) of the provisions of the Lease Agreement and these Rules.~~

~~Where a third Party rental exception to the owner-occupied rule above has been approved, all occupants of the home must be properly screened and approved for residency prior to their occupancy of the home. (See rule regarding Residency). In addition, subleasing of homes will not be approved more than once per calendar year with a minimum sublease period of six months and home owner must reside in the home for a minimum of 4 weeks per year. The home owner remains fully responsible to the Park for payments due under the home owner’s Lease Agreement. All third party rentals are unauthorized unless prior written approval of Management is granted.~~