



# Mountain Shadows Mobilehome Community

4040 E. PIEDMONT DRIVE, SPACE #4 • HIGHLAND, CALIFORNIA 92346 • PHONE (909) 862-2400  
2258 BRADFORD AVENUE • HIGHLAND, CALIFORNIA 92346 • PHONE (909) 864-1522

Date \_\_\_\_\_

Dear Prospective Resident:

Thank you for choosing Mountain Shadows Mobilehome Community as your future home. We have enclosed a complete package of residency documents for your review.

This package contains:

- |   |  |
|---|--|
| <del>Application (3 parts)</del>  | <del>Complete &amp; return</del>                     |
| <del>Income Verification</del>  | <del>Complete applicants' portion &amp; return</del> |
| Community Guidelines (specific rules and regulations for M.S.M.H.C. only) | Sign & return signature page                         |
| <del>Wet Weather Maintenance</del>  | Read, sign & return                                  |
| Tips to prevent mold & mildew   | Read & Keep  |
| <del>Pool and Common Area Agreement</del>                                 | Read, sign & return                                  |
| California Civil Code (rules & regs for all California mobilehome parks)  | Read & keep  |
| Auto Safety Pledge  | Complete, sign & return                              |
| Requirements for Drainage Inspection                                      | Sign & return  |
| <del>Lease Detail Disclosure</del>  | Sign & return  |
| Lease (specimen copy)   | Read & keep  |
| Memorandums of Understanding (specimen copies)                            | Read & keep  |
| Amendment to Lease 1995 (specimen copy)                                   | Read & keep  |
| Addendum to Amendment (specimen copy)                                     | Read & keep  |
| Amendments to Lease 2000 & 2010 (specimen copy)                           | Read & keep  |
| Assignment of Lease (specimen copy)                                       | Read & keep  |
| <del>Receipt of Residency Documents</del>                                 | Sign & return  |
| Insurance Indemnity Agreement 2010  | Read & Keep  |
| Insurance Requirements  | Read & Keep  |
| Declaration Regarding Residency 2010                                      | Read & Keep  |

Agent/Owner- please make an appointment with your sales agent in our Real Estate office located at 4040 E. Piedmont Dr. Space 4 Highland, CA 92346 to return the above described documents with a check or money order made payable to MSMHC in the amount of \$30.00 for the credit report.

Please be advised that Mountain Shadows is a senior park. In accordance with Federal Regulations, one of the residents who is occupying the space and who is on the lease must be at least 55 years of age; no one under the age of 40 years may reside in the Park. Verification of coach ownership may be required prior to acceptance of your residency.

Only the listing agent or, if selling by owner, the owner may pick up and return the completed package.

_____	_____	_____	_____
Listing Agent	Date	Owner	Date

_____	_____
Sales Agent	Date