

1 IN THE DISTRICT COURT FOR THE STATE OF ALASKA  
2 FIRST JUDICIAL DISTRICT AT JUNEAU

3 WRIGHT SERVICES, INC.,  
4 Plaintiff,

Case No. 1JU-22-00895CI

5 v.  
6 MATTHEW JOHN CARLSON, AND ALL  
OTHER OCCUPANTS,  
Defendant(s).

SUPPLEMENTAL SUMMONS  
FORCIBLE ENTRY AND DETAINER  
(Not valid without court seal)

7 To: MATTHEW JOHN CARLSON, Defendant(s).  
8 You are summoned and required to do the following:

1. Appear for a hearing to determine whether you should be evicted from the premises described in the attached complaint.

9 Hearing Date: January 11, 2023

10 Time: 8:30 AM

11 Courtroom: \_\_\_\_\_

12 Court: 123 4<sup>th</sup> Street, Juneau, Alaska 99811

13 AND

14 2. File a written answer to all other claims made in the attached complaint within 20 days after the date  
15 this summons was served on you. An answer form (CIV-735) and instructions (CIV-720 booklet) are  
16 available at the court clerk's office and on the court system's website at  
www.state.ak.us/courts/forms.htm Within the same 20-day time limit, you must also serve a copy of  
17 your answer on Plaintiff's attorney: JONES BEDINGER, LLC., P.O. BOX 241546, ANCHORAGE,  
AK 99524-1456. If you do not file a written answer, a default judgment may be entered against you  
for the relief demanded in the complaint (including back rent, payment for damages done to the  
premises and the costs of bringing this action).

18 3. If you are not represented by an attorney, you must inform the court and all other parties in this case, in  
19 writing, of your current mailing address and any future changes to your mailing address and  
20 telephone number. You may use court form *Notice of Change of Address / Telephone Number*  
(TF-955), also available on the above website or at the clerk's office, to inform the court. If you  
21 do not keep the court and the plaintiff advised of your current address, you will not receive copies  
of documents filed in the case. This may include notices of hearings, court orders, judgments, etc.  
If you have an attorney, the attorney must comply with Alaska R. Civ. P 5(i).

22 This case has been assigned to Judge Swanson. For the eviction hearing only, the case may be  
23 assigned to a different judge.

24 (SEAL)



25  
26 DATED: 1/4/23

27 Deputy Clerk: Susan Condon

DEC 15 2022

By \_\_\_\_\_ Deputy

IN THE DISTRICT COURT FOR THE STATE OF ALASKA  
FIRST JUDICIAL DISTRICT AT JUNEAU

1  
2  
3 WRIGHT SERVICES, INC.,

Plaintiff,

Case No. 1JU-22-00895 CI

4 v.

5 MATTHEW JOHN CARLSON, AND ALL

COMPLAINT FOR FORCIBLE ENTRY AND

6 OTHER OCCUPANTS,

DETAINDER

7 Defendant(s).

(Seeking Eviction: May Include Rent  
and/or Damages)

8  
9 1. The complaint in this case seeks possession of the following real property, hereinafter referred  
to as "the premises:"

Description: Mobile Home Space  
10 Location: 9950 STEPHEN RICHARDS DR SPC#77, JUNEAU, ALASKA 99801

- 11 2.  Plaintiffs are individuals and own the premises.
- 12  Plaintiff is a partnership that owns the premises.
- 13  Plaintiff is a manager or management company legally authorized in writing by the owner
- 14 of the premises to manage the premises and bring this action, and is represented by an
- 15 attorney.
- 16  Plaintiff is a corporation, owns the premises, has paid its taxes due the state and filed its
- 17 required reports, and is represented by an attorney.
- 18  Plaintiff is the representative of a non-profit public housing corporation that owns the
- premises, proceeding without an attorney pursuant to AS 09.45.158.
- 19  Plaintiff(s) is/are individual(s) who leased the premises to defendant(s).

20 3. Defendants took possession of the premises pursuant to:

- 21  A rental agreement, lease or other written agreement.
- 22  A verbal agreement.

23 Other: \_\_\_\_\_

24 4. Defendants failed to pay rent when due, or failed to comply with requirements of the rental  
agreement or requirements of law, and a Notice describing the problem has been served on  
25 defendants. A copy of the Notice is attached to this complaint.

26 5. Defendants failed to pay the past due rent specified in the Notice or cure the condition  
specified in the Notice within the time provided by the Notice.

27 6. Defendants remain in possession of the premises.

28 7. Defendants owe plaintiffs for:

- Past due rent of \$ 2861.00 and further rent to the date the defendant vacates the premises.

JONES BEDINGER, LLC.  
P.O. BOX 241546  
ANCHORAGE, AK 99524  
Tel. (907) 301-7793  
reception@joneslaw.attorney

1  Other damages, in an amount to be proved in court, to be determined after re-gaining  
2 possession of the unit and evaluating damages and/or any necessary repairs and/or  
3 expenses.

4 PLAINTIFFS SEEK RELIEF AS FOLLOWS (check all that apply):

- 5 A.  Judgment for Possession, restoring the property to plaintiffs.  
6 B.  Issuance of a Writ of Assistance.  
7 C.  Judgment for rent due.  
8 D.  Judgment for other damages set forth above.  
9 E.  Judgment for plaintiffs' costs and attorney fees in this action.

10 Attached is a copy of the Notice to Quit.

11 NOTICE: If (i) this case has been pending for more than 180 days from the date the complaint  
12 was filed, and (ii) no further trial or hearing is scheduled to take place in the case, and (iii) no  
13 application for default judgment has been filed, then the court may dismiss this case for want of  
14 prosecution without further notice or order. If this happens, a party has the right to reopen this  
15 case no later than one year after dismissal by making a request to the court clerk in writing.

16 DATED: December 14, 2022

17 /s/Scott H. Perkins  
18 SCOTT H. PERKINS  
19 Alaska Bar No. 1906054  
20 JONES BEDINGER, LLC.  
21 P.O. BOX 241546  
22 ANCHORAGE, AK 99524-1456  
23 (907) 301-7793

24 This is an attempt to collect a debt and any information obtained will be used for that purpose.

WRIGHT SERVICES, INC.  
5454 Shaune Drive  
Juneau, Alaska 99801-9539

NOTICE TO TENANT  
OF TERMINATION OF TENANCY FOR  
NONPAYMENT OF RENT

8626

To: MATTHEW JOHN CARLSON  
9950 Stephen Richards Drive

RENTING AND/OR LIVING AT SPACE #77  
GLACIER VIEW MOBILE HOME PARK  
9950 Stephen Richards Drive, Juneau, Ak

No. 77  
Juneau, AK 99801

Dear Resident:

You are notified that you owe rent in the amount of \$2861.00  
(This amount does not include any unpaid late fees or other charges  
that you may also owe. You may not be evicted for non-payment of  
late fees.) If you do not pay this rent amount within THIRTY DAYS of  
this notice, your tenancy is terminated, and you must move.

If you have not paid your rent or moved out of the dwelling and  
off the rental premises by Friday, December 9, 2022, at 5:00 p.m.  
O'clock, a lawsuit may be filed to evict you.

If you deliver your rent to me on or before the end of the THIRTY-  
DAY period, you may stay, and your tenancy will ~~not~~ be terminated.

Signed: \_\_\_\_\_

*Charles M Collins*  
Charles M. Collins, Jr.

Note: You must pay your rent with a CASHIER'S CHECK or MONEY ORDER  
payable to Wright Services, Inc. at the address shown at the top,  
if you are paying the rent later than the 4th of this month.

LANDLORD'S RECORD OF SERVICE

Tenant acknowledges receipt of this notice on the 9 day of November, 2022.

This notice was personally served on MATTHEW JOHN CARLSON by the undersigned on the  
9 day of November, 2022.

This notice was personally served on \_\_\_\_\_, a house guest of MATTHEW JOHN CARLSON  
by the undersigned on the \_\_\_\_\_ day of November, 2022.

I attempted to make personal service on the resident. I knocked on the door, but no one answered.  
I believed the resident was absent, so I securely affixed the notice to the door of the premises.

Resident was served by registered or certified mail.

The above service was accomplished on: November 9, 2022 at 2 am/pm.

Signature: \_\_\_\_\_

*Charles M Collins*

RENTAL AGREEMENT FOR SPACE NO. 77 IN GLACIER VIEW MOBILE HOME PARK

TENANTS Matthew John Carlson

PCN 8626

1. RENTAL RATE. The monthly rental rate is \$ 546.00, beginning on 01/01/21. Rent is due on the very first day of each month. The Security Deposit is \$1,028.00. The term of this agreement is month-to-month. It is agreed that landlord is renting to tenant a trailer space only for the placement of one mobile home, which is to be occupied for residential living purposes only, by no more than 1 individual without landlords permission, a storage shed subject to setback rules, the parking of no more than 2 licensed and currently operable vehicles, excludes pets (if permitted see attached list) and excludes outside storage of personal property. Note, storage in a shed is not considered outside storage. This rental excludes oil, gas, electricity, and snowplowing or snow removal on tenant's lot and includes water, sewer and snowplowing of streets, but not plowing or removal of snow berm blocking entrance to tenant's parking space. This rental excludes lawn mowing and gardening of tenant's space. This rental excludes weekly trash collection and excludes semi-monthly yard cleaning of the tenant's space. Excluded services are available for extra service charges added to your rent.

2. RENT PAYMENTS. The rent is due and must be paid on the very first day of the month by delivering a check to WRIGHT SERVICES, INC., 5454 SHAUNE DRIVE, JUNEAU, ALASKA 99801-9539. The rent is to be paid voluntarily without notice or demand. The rent must be paid through the end of a calendar month, even if you plan to move out early. If you are out-of-town on the rent due date, you must mail the rent early enough that it reaches the office by the first. Rent paid after the first day of the month is late. A \$35.00 late fee will be charged if rent is paid after the fourth of the month or if a rent check is returned by your bank. All payments will be applied first to the required security deposit and then to the unpaid rent, unless otherwise agreed to in writing. If rent is not paid in full on the first when due, a seven day eviction notice may be given by the Landlord.

SEE PARAGRAPHS 3 - 24 ON THE SECOND PAGE OF THIS AGREEMENT. NO REPRESENTATION OR WARRANTY HAS BEEN OR IS MADE BY LANDLORD, EXCEPT AS SET OUT IN THIS AGREEMENT. YOU HAVE READ ALL PAGES OF THE AGREEMENT AND RULES AND UNDERSTAND ITS TERMS.

TENANTS (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Phone#'s \_\_\_\_\_ Date \_\_\_\_\_ Phone#'s \_\_\_\_\_ Date \_\_\_\_\_

Payment plans and other special terms:

Rent rate as of the effective date of 01/01/21 is . . . . . \$ 546.00.

Landlord  Dated as of 03/10/22.  
Administrative office and maintenance phone number is 780-5454 (leave message).

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I \_\_\_\_\_ delivered a copy of the \_\_\_\_\_ front door of, the tenant's home or (1) \_\_\_\_\_ by handing the RENTAL AGREEMENT and PARK RULES above RENTAL AGREEMENT FOR MOBILE HOME SPACE and the attached PARK RULES (1) \_\_\_\_\_ by placing the RENTAL AGREEMENT \_\_\_\_\_ to an occupant of the mobile home at the location described above to which the above and attached PARK RULES under the front door, or (2) \_\_\_\_\_ by taping the RENTAL AGREEMENT and PARK RULES to the \_\_\_\_\_ RENTAL AGREEMENT and PARK RULES are applicable.

**3. CHARGES AGAINST SECURITY DEPOSIT.** The security deposit is to be held as security for the faithful performance by you of the terms of this agreement. The security deposit will be returned to you without interest after the termination date of this agreement, provided you have left a forwarding address with the Management. All unpaid costs such as rent, cleaning, repairing, the cost of trash hauling and unpaid late fees may be deducted from the security deposit at any time during or after the termination of your tenancy, if you do not pay such costs within 10 days of notice thereof. Mailbox keys not returned are charged at \$30.00/key. **When you give notice of intent to move you may not apply the security deposit to your last month's rent.**

**4. CONDITION OF PREMISES AT MOVE IN TIME.** By signing this agreement, you are indicating that you have inspected the premises and found it to be in good order, repair, and in a safe, clean and inhabitable condition. After move-in, if you discover any defects in the Inspection Check-in Check-out sheet, you agree to mail a WRITTEN NOTICE of the deficiency to the landlord's address, shown above in paragraph 2, within 14 days of the beginning of this agreement. You further agree that you will be responsible for any deficiencies readily discoverable but not communicated in writing to the Landlord by you within this 14-day grace period.

**5. AS IS, WHERE IS.** You have examined and know the condition of the subject premises and accept the same as is. You have viewed the entire property on which your apartment or home is located, and are aware of the property boundaries, the physical layout of the areas surrounding the property, which may include forest, roads, streams, tide flats, waterfront and highways. You agree to make all other occupants of and invitees to your rental premises aware of the physical layout and areas surrounding the property and supervise any minor children brought onto the property by you or your invitees so as to ensure that said children are not injured by any natural or man-made hazards in and surrounding the property.

**6. TERMINATION OF TENANCY AND MOVING OUT.** You may terminate this tenancy, for any reason, by written notice given to Management at least 30 days before the last day of the month. This is the required notice under this Rental Agreement and Alaska law. You are obligated to pay rent through the termination date.

**7. CLEANING BEFORE AND AFTER MOVE-OUT.** If you do not sell your home to someone who is approved by Management to purchase your home and rent the space on which it is located, you must remove your home, no matter what its condition. You must also remove all of your other accessory buildings, or structural improvements and possessions before you can be considered to have completely moved off the premises. You must remove all refuse including your home and all of the above items which the Landlord or a subsequent tenant, whose tenancy has been accepted by the Landlord, does not accept as an improvement to the premises. Removal and cleaning will be charged at \$65.00/hour plus materials and any applicable dump fee. If an outside contractor is hired to perform any of these services, you will be charged the actual cost.

**8. DAMAGES.** Damages will be based on the cost of material and the charges described in paragraph 7 for labor to repair, if the item is repairable. Certain items such as electrical service or water pipes, but not limited to those items, if not normally repairable must be completely replaced at your expense. Oil spill damages will be based on the cost of hiring contractors and environmental engineers to supervise and conduct the cleanup. These costs will be assessed until the Alaska Department of Environmental Conservation issues a "No Further Action" letter regarding the oil spill.

**9. NON-ENFORCEMENT DOES NOT CONSTITUTE WAIVER.** If the Landlord fails to insist on the keeping of any particular covenant or agreement contained in this agreement, such failure to enforce such covenant or agreement shall not be construed as a waiver of the same. No waiver of any default hereunder shall be considered a waiver of any subsequent default of like nature. All terms hereof may be enforced at any time.

**10. ENTRY FOR INSPECTION, REPAIRS OR SHOWING.** Upon giving 24 hour notice, the Management may enter upon your space for inspection at reasonable hours whenever necessary to maintain or make repairs to the space, or to inspect the space, or to clean the premises without giving the 24 hour notice in the event of an emergency.

**11. YOUR RESPONSIBILITIES.** You assume all liability for losses, injuries, or damages (including oil spills) caused by you, members of your family, guest or animals, done to the space, home or premises or other Landlord property or to persons on the property. You agree to defend, indemnify, and hold the owner, employees, and operators of the property harmless from any loss, damages or suits other than those resulting from Landlord's negligence.

**12. PEACEFUL ENJOYMENT.** You shall be responsible for the good conduct of guests on the rental premises, or the Landlord's other property, with your consent. You shall conduct yourself and other occupants of your premises in such a manner as not to unreasonably disturb the peaceful enjoyment of other tenants. Violation of this requirement may result in eviction from the home or Park. The Manager will forward written notice or oral notice of complaints about your conduct, if any complaints are received.

**13. LIABILITY OF LANDLORD OR MANAGEMENT FOR DAMAGES.** The Landlord or Management is not liable for damages caused to you by: mechanical failure of any kind; by bursting or leaking of any water, hot water or sewer pipe; by accident or neglect by other tenants of the property; for theft, burglary or vandalism; for utility failures or public construction; for the destruction of the premises or its contents, your personal property, or the interruption of this rental agreement caused by fire, wind, earthquake, flood, strike, riot or Act of God. **You must obtain your own insurance to cover these risks.**

**14. FORCE MAJEURE.** The repair of damage to your property by natural hazards, such as wind, rain, flood, snow, etc., or from any natural disaster, is your responsibility.

**15. SALE OF HOME OR ASSIGNMENT OF RENTAL AGREEMENT.** If you intend to sell your home or sublet it, you must notify the Landlord of your intent to sell using the Tenants Notice to Landlord of Intent to Sell or Sublet Their Home Form. If you rent or sell your home to occupants who are not qualified, you agree to guarantee the payment of space rent and damages until such time as the new occupants become qualified to own the home and rent the space on which it is located. Alternatively, you and your home may become subject to an eviction action to remove the un-allowed occupants and the home from the Park or the Landlord may take other appropriate legal action against you and the occupants, including a claim for damages and injunctive relief to compel compliance with the Alaska Statutes and the Park rules and regulations. You may not assign this rental agreement or sublet the premises or any part thereof without the prior consent of the Landlord, which consent will not be unreasonably withheld. In the event you sublet the home and/or the rental premises, with or without the consent of the Landlord, you consent to appointment of the person in possession as agent for you for purpose of service of all notices and process regarding tenancy.

**16. TITLE TO THE MANUFACTURED HOME.** The manufactured home to be placed on the premises by you is to be construed as personal property for the purposes of this rental agreement, and shall not be deemed realty.

**17. PARK RULES.** In accordance with AS 34.03.130 (Landlord and Tenant Act) or its successor and for the convenience, safety, health, and welfare of the tenants residing in the Park and to preserve the landlord's property from abusive use, or make a fair distribution of services and facilities held out for the tenants generally you agree to abide by the attached Park Rules. These Rules may be amended, altered, or added to or updated upon thirty-day (30) notice delivered to you.

**18. FEDERAL, STATE OR CITY OR BOROUGH LAW.** You agree to obey all Federal, State or City or Borough laws and regulations relating to your use of or tenancy in the Park.

**19. NEIGHBORING TENANT ACCESS TO HOME.** If your space lot line runs along the edge of your neighbor's home, you agree to allow your neighbor to enter your space for the purpose of maintaining and repairing his or her home and for the purpose of entering or exiting the home. If you need to enter your neighbor's space for the aforementioned purposes you agree to keep such entries to a reasonable minimum.

**20. CHANGE IN OWNERSHIP OF HOME.** For a home to remain in the Park upon change in ownership, the new owner must apply for tenancy. Also, if necessary, to meet set-back and between-unit spacing and lot coverage requirements, you agree to reposition the home on the space, or alter an addition or accessory building to conform to the requirements.

**21. DRUG-FREE HOUSING.** You agree to be bound by the attached addendum for drug-free housing.

**22. RENT PAYMENTS.** After move-in, all rent payments must be made by check or money order. Cash or currency will not be accepted. A. Tenants who have not received a Notice To Quit for non-payment of rent within the last 12 months may pay rent with a Personal Check drawn on a bank with a branch in Juneau, Alaska, provided that the check is dated and delivered to the payment office on or before the 4<sup>th</sup> of the month. B. All other tenants, including those paying rent on or after the 5<sup>th</sup> of the month, or who have received a Notice To Quit for non-payment of rent within the last 12 months, must pay rent with a Cashier's Check or Money Order.

**23. EXTRA SERVICES AND LATE FEES TO BE CHARGED AS RENT.** You may request extra services to help you maintain and comfortably utilize your rental premises. These extra services will be charged in accordance with the Extra Services Price Schedule, attached, which may be updated from time to time to reflect current cost. If upon receiving a 5-day warning notice (which does not involve the termination of your rental contract for non-compliance) requesting remediation and you fail or are unable to comply with the request, management may upon 24-hour notice to you, undertake the work necessary to bring your rental premises into compliance with the Park Rules. The charges for Extra Services requested by, or provided to you to achieve compliance with the Park Rules or Late Fees will be billed to you as additional rent. This additional rent will be due on the first of the month that follows the end of the next month. (Effectively giving you more than a thirty-day notice of the increase.)

**24. ADDENDUMS.** By initialing below, you agree that you have read, understand and agree to the attached Addendum(s).

A: Park Rules \_\_\_\_\_

B: Drug-Free Housing: \_\_\_\_\_

C: Renters Insurance Requirement: \_\_\_\_\_

D: Extra Services Price Schedule: \_\_\_\_\_

(June 2018)

## ADDENDUM A - PARK RULES

- 1. YARD UPKEEP.** You are required to keep the exterior of your home, patio, carport and lot in a neat, clean and orderly fashion. You must keep your yard clean of animal waste, oil spills and other debris such as scrap wood, old pipes, car parts/motors, batteries, old pans or buckets with oil in them left over from oil changes, empty oil/gas cans and drums, empty or out-of-services oil tanks, paint cans, furniture, out-of-services appliances and all Hazardous Waste. You must clean up all garbage strewn on your space by dogs, birds or bears.
- 2. LANDSCAPING.** You are required to maintain the landscaping on a regular basis. Lawns are to be mowed to a height of 2-4 inches, or at least every other week. Bushes, shrubs and trees are to be pruned annually. Weeds are to be removed from lawn, garden, and gravel areas or along the fence to maintain a neat and attractive appearance.
- 3. PARKING AND STORAGE ON LOT.** An accessory building or personal property stored outside your home may not be used to house animals or individuals. You may not park more automobiles (nothing larger than a ¾ ton truck) on your space than the number specified in your rental agreement. Parking is not permitted off your space or on the street. Guest parking off your space is permitted if and when an area is established for that purpose. A vehicle parked in excess of 12 hours off of your space must be properly identified by placement of the name and space number where the guest is visiting to prevent impoundment or towing. Any vehicle parked on a street will be towed at the owner's expense. The owner, on 24 hours demand by Management, shall remove inoperable vehicles from the Park. Major repair of vehicles is prohibited in the Park. If you want to park more than two vehicles on your space and there is sufficient space for more than two vehicles, you must request permission from Management. You will be charged an additional \$50.00 per month for third vehicle and \$150.00 for fourth. All vehicles parked on your lot must be parked on your parking pad, not on your lawn, must have current tags, be in running order and be able to be moved off the premises with a 15 minute notice. You may request written permission from Management to park one boat on a boat trailer in place of one automobile. The boat and trailer together may not exceed 19 feet in length, 8 feet in width or 7 feet in height. The boat must be on a trailer at all times, licensed to be towed on the Alaska highways and capable of being towed away from the premises on 15 minutes notice. Any other outside storage of personal property, such as (but not limited to) camper bodies, snow machines, ATV's, boats, and equipment is prohibited. All personal property shall be stored outside the Park itself or, if size permits, in an accessory building approved under Rule No. 6.
- 4. SKIRTING TO PREVENT WATER LINE FREEZE-UP.** At your own expense you are required to wrap your water line with a thaw wire and insulate the line from the main to your home. You must install and maintain skirting of sufficient quality and tightness to prevent the infiltration of cold air under your home during the winter to further prevent water line freeze-up. If you fail to adequately insulate your water or sewer line and the freezing effects travel deep enough to freeze the Park's line you will be responsible for the resulting damages.
- 5. EXTERIOR STRUCTURES MUST BE MAINTAINED AND PAINTED OR FINISHED WITH APPROPRIATE MATERIAL AND MAY NOT BE ALTERED WITHOUT PERMISSION.** No exterior alterations to your home are to be made by you except with written permission of Management. Management must approve color and quality of roofing materials. Siding must be of conventional house type siding. Plywood, celotex, plastic, visqueen, blue tarpaulin (tarp) or the like will not be acceptable. All structures shall be painted on the exterior within 15 days after construction. The color of the paint for fences and other structures should be complementary and harmonious with the main color of the home. Variations in color may be authorized upon prior written approval of Management. The home must be skirting with wood treated to resist rot, or a color-coordinated residential siding, or with a manufactured home siding product. Styrofoam skirting is not permitted. Wood siding must be painted either white or a color that blends well with the primary color of your home. Broken windows or siding must be repaired or replaced promptly with comparable materials. Visqueen, plywood or other patch materials are permitted on a temporary basis while awaiting permanent repairs. Permanent repairs must be accomplished within 2 weeks unless Management, in writing, allows a longer period. The exterior of all structures must be washed and/or painted to maintain an attractive appearance whenever requested by Management.
- 6. ACCESSORY BUILDING.** One enclosed accessory building to be used for storage (but not as a living quarters) and, if space permits, the parking of vehicles or other personal mobile property, may be constructed or installed on a rental space only after obtaining the written consent of Management and a City and Borough of Juneau building permit. The building must be in harmony with the design and quality of homes throughout the rest of the Park. Lean-tos and carports existing as of the effective date of this rule may remain in the Park as long as they are maintained in accordance with all applicable rules. A manufactured home may not have any addition attached or built on to it, except decks or porches with roofs, provided the written permission of Management is first obtained. No structure covered by a roof shall be closer than 15 feet to another structure covered by a roof.
- 7. TRASH DISPOSAL.** You are required to comply with the City and Borough of Juneau ordinances regarding keeping your refuse out of reach of bears. You must subscribe to the refuse collection service provided by an authorized refuse collection company. You must deposit all of your refuse in one or more plastic bags which must be placed in 20-30 gallon garbage cans with secure lids, or in a bear-resistant container. You must rent or purchase a bear-resistant container approved by an authorized refuse collection company or construct a bear-resistant shelter in which you must keep your trash cans except when they are placed on the street for collection on the scheduled garbage collection day. The shelter must be approved by Wright Services Inc., in writing prior to construction and use. You must place your garbage in bags inside the cans or bear-resistant container. No garbage may be placed outside of a bear-resistant container or approved garbage shelter. All boxes must be dismantled. You must transport any refuse that cannot be placed into your refuse container or containers to the CBJ approved garbage disposal site. Management will make a special pick-up of such items at your request, charging you for the dump fee, plus \$65.00 per hour per employee for the service.
- 8. UTILITIES.** Since certain utilities are underground, it is imperative that you obtain approval before digging any holes. You may not tamper with any utility connections. Oil storage tanks must be installed above ground, not in contact with the ground, on a cradle made of concrete or treated wood. The tank must be anchored with straps or tie-downs to prevent capsizing in the event of earthquake, frost heave or ground instability caused by frost heave or rain saturation. Prior consent of Management as to location and size must be obtained. The sewage system is designed to remove only organic material. You may not flush or dump grease, disposable diapers or plastic liners, cloth rags or paper towels, sanitary napkins or tampons of any type or their plastic tubes, or condoms. You will be responsible for any damage resulting from the introduction of these items into the sewer system.
- 9. DAMAGES.** Thawing and repairing damages to frozen water and sewer lines up to the main is your responsibility. You must repair or pay for the repair of damages to landscaping, lawns, trees, mailboxes, streets, the grounds or other Landlord property caused by you, your children, guest or pets, while living in the Park or at move-in or move-out time. The removal of trees without permission from Management is forbidden under all circumstances.
- 10. PETS.** You may keep a reasonable number of the type of pets, which are customarily kept in a residence, in your home. Only dogs and cats are permitted outside a home within the Park. You are responsible for the pets belonging to your guests. Only one dog and two cats (and their un-weaned offspring) per home are permitted. The keeping of a dog in the Park is not permitted unless (1) you fill out a Dog Identification Form for each dog that you propose to keep in your home and (2) Management has not banished the dog from the Park. You must permanently remove any dog or other pet, which Management believes, may represent a threat to the safety of any person, from the Park within 10 days of receiving notice from management.
- 11. DOGS.** Dogs, unless banished from the Park by Management, are permitted outside a home in the Park subject to the following conditions:
- A. Only when you are at home.
  - B. A dog may not be permitted to run loose. Animal control, at the owner's expense, may pick up any dog running loose.
  - C. A dog must be walked on a leash and the person walking the dog is responsible for the removal of waste left by the dog.
  - D. No doghouses are allowed in the Park.
  - E. When a dog is outside your home and not being walked on a leash by a responsible person the dog must be confined and restrained in the following manner:
    - I. The dog must be tethered by a leash or chain attached to an immovable object AND
    - II. The dog must wear a muzzle sufficient to prevent it from biting a person OR must be tethered within an area completely enclosed by a fence of at least 3 feet in height such that the dog cannot reach the fence at any point.
- You may apply for a waiver of Rule 11-E., the "tethered and muzzled-or-fenced rule" from Management. A waiver of Dog Rule 11-E., is only effective if it is in writing and signed by Management. Any waiver granted to you may be withdrawn at any time by written notice. This waiver will not be unreasonably withheld.
- 12. COMMERCIAL ACTIVITY PROHIBITED.** Rental of the space does not include the privilege of using any part of the Park or its address for the purpose of negotiating or advertising the sale of automobile, or other merchandise on a regular or continuing basis. Posting signs, posters or other advertising media without written consent of Management is not allowed. You may not engage in commercial activities in the Park unless you have obtained a permit from Management to engage in a commercial business within the Park. You may not invite a guest into the Park for the purpose of engaging in a frequent or continuing commercial activity, unless the invitee first obtains a permit from Management.
- 13. PEACEFUL CONDUCT.** You are responsible for the good conduct of a guest on the premises with your consent. You and your guests must conduct yourselves in such a manner as not to unreasonably disturb the peaceful enjoyment of adjacent premises by other tenants. You are responsible for the conduct of the children of invited guests. You must exercise normal courtesy in the use of audio equipment, radio, television and loud talking at all hours. The playing of outside bells, loud speakers, or the operation of noisy vehicles or other equipment, etc., is prohibited. The use of guns, pistols, BB guns, pellet guns, paint pellet guns, slingshots, bow and arrows, spot lights directed at adjacent tenant spaces and fireworks are prohibited.
- 14. CHILDREN.** Your children may not play in the streets. Parents will be held responsible for any damages those children do to the grounds or other Landlord property. Neither the Landlord nor Management is responsible for children getting hurt.
- 15. FENCES.** You may construct a fence within the space you have rented provided that Management, prior to construction, approves the type of fence in writing. Non-approved fences may be removed or modified by Management at your expense.
- 16. VEHICLE OPERATION.** The speed limit in the Park is 10 m.p.h. Only licensed motorized vehicles and bicycles are permitted on the Park's streets. You may not drive snowmobiles, ATV's or other motorized recreational vehicles anywhere in the Park.
- 17. SPACE NUMBER.** Your space number must be clearly marked on the front of your home.
- 18. COMPLIANCE WITH RULES WITHOUT NOTICE.** You are required to comply with the Park Rules at your own expense without special notice from Management.

**ADDENDUM B**

**Drug-Free Housing**

In consideration of the execution or renewal of a Rental Agreement/Lease of the dwelling unit identified in the Rental Agreement/Lease, the Owner and the Resident agree as follows:

- A. Resident, any member of the Resident's household, a guest or other persons under the Resident's control shall not engage in criminal activity, including the drug-related criminal activity, on or near project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell, distribute or use of a controlled substance (as defined in section 102 of the Controlled Substance Act 21 U.S.C. 802). Federal law is controlling for purposes of this Addendum. Pursuant to AS 17.38.120 of the Alaska Statutes regulating the use of marijuana, the Landlord and its Management Agent, Wright Services, Inc., may, and do in fact, prohibit the possession, consumption, use, transfer, distribution, sale, transportation or growing of marijuana on or within any part of the Rental Premises. This is applicable to any individual who is renting or is invited into or upon or allowed to enter or occupy any common area or any area of the property rented for private use, regardless of whether the individual is inside their own or their host's vehicle, recreational vehicle, home, boat, storage shed or apartment while such vehicle, recreational vehicle, boat, storage shed or home is on the common area or any private area of the Rental Premises.
- B. Resident, any member of the Resident's household, a guest or other persons under the Resident's control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity on or near project premises.
- C. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity; including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member or of the household or a guest.
- D. Resident or members of the household will not engage in the manufacture, sale or distribution of illegal, drugs at any location, whether on or near project premises or otherwise.
- E. Resident any member of Resident's household, or a guest or other persons under the Resident's control shall not engage in the act of violence or acts of violence, including but not limited to, the unlawful discharge of firearms on or near the project premises.
- F. Violations of the above provisions shall be a material violation of the Rental Agreement/Lease and good cause for termination of tenancy. A single violation of any of the provisions of this Addendum shall be deemed a serious violation and a material non-compliance with the Rental Agreement/Lease. It is understood and agreed that a single violation shall be good cause for termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
- G. In case of a conflict between the provisions of this Addendum and any other provisions of the Rental Agreement/Lease, the provisions of the Addendum will govern.
- H. This Addendum is incorporated into the Rental Agreement/Lease executed or renewed this day between the Owner and the Resident.

Resident	Date
Resident	Date 3/10/2022
Manager	Date

*Jerry Cabata*

(Sep2016)



ADDENDUM C

Renters Insurance Requirements

Tenant(s) understand and agree that the landlord does not insure the tenant's personal property. Tenant(s) agree to obtain and maintain, at tenants sole expense, during the Term of the Lease and any subsequent renewal periods, a policy of personal liability insurance, which provides limits of liability in the amount not less than \$300,000 per occurrence. If Landlord allows Tenant to keep a pet on the premises, the liability insurance shall not exclude coverage for damages or injuries caused by the Tenants pets. The liability insurance shall include the Landlord as an additional insured or additional interested party. Tenant's insurance company will endeavor to notify Landlord in the event of cancellation or non-renewal of Tenant's liability insurance, according to the notice requirements of Alaska Statute.

At your discretion, and sole expense, you may purchase an insurance policy that also covers your personal property or belongings. This type of policy, covering liability to others and damage to your property is commonly referred to as "renters insurance". You are not required to purchase renters insurance, only personal liability insurance. *Tenant and, if applicable, Tenants insurance companies agree to waive any rights of recovery or subrogation against Landlord for any and all claims for damage or loss to Tenants personal property.*

*Insurance coverage only protects you up to the limit of your policy and you will still be responsible for any losses in excess of your insurance coverage or for claims or damages not covered by policy.*

Tenant

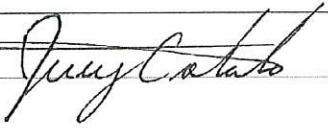
Date

Tenant

Date

Landlord

Date



3/10/2022

(Jan 2015)



**ADDENDUM D**

**Extra Services Price Schedule**

- A. Services will be charged at \$65.00 per hour per employee. There is a \$25.00 minimum for one or more services performed at the same time.
  - Mowing weeds/lawn; pruning or trimming of shrubs or small trees
  - Picking up trash, animal waste or other small debris from yard
  - Snow removal from driveway using plow truck, but not from around parked vehicles
  
- B. Services to be charged at \$75.00 per hour per employee, with minimum of \$45.00 for one or more services performed at the same time, plus dump or disposal fees, if applicable.
  - Transportation to dump of items picked up under Category A
  - Pick up and removal of scrap wood, old pipes, car/motor parts, batteries, furniture, appliances, oil or gasoline cans, metal objects, window glass, construction materials or other items in yard.
  - Scrub and power wash the siding, skirting or deck structure of your home or fence to remove moss or mold.
  - Painting, repairing fence, landscaping, window or door repair and securing abandoned property.
  - Inspection or repair of non-landlord plumbing or electrical.
  
- C. Towing of inoperable vehicles, unauthorized boat trailers, campers, vehicles parked on the street or in an unauthorized area—actual towing fees plus storage fees plus a \$100.00 service charge for arranging for the removal service.
  
- D. Removal of soil contaminated by spillage of heating or automotive oils—actual environmental engineering and contractor cost plus a \$500.00 service charge for arranging for the cleanup, environmental testing, removal and disposal services.
  
- E. Any of the above described services that must be performed by contractors that are not employees of management—actual cost plus a \$100.00 service charge.
  
- F. Any of the above or other services and the resulting charges may be negotiated prior to the beginning of the performance of the service.

Tenant	Date
Tenant	Date <u>3/10/2022</u>
Landlord	Date

(revised June 2018)

254-105-8626 GLACIER VIEW MOBILE HOME PARK		ACCOUNTS RECEIVABLE - ALL OTHERS			12/31/21 BAL	4,365.00
Rent # 77 Jan 1-31		<u>2022</u>	Jan 1-01 R 1	557.00		4,922.00
JanLF\$35 NotPdBy4th			Jan 1-31 R 5	35.00		4,957.00
Rent # 77 Feb 1-28			Feb 2-01 R 1	557.00		5,514.00
FebLF\$35 NotPdBy4th			Feb 2-28 R 5	35.00		5,549.00
Rent # 77 Mar 1-31			Mar 3-01 R 1	557.00		6,106.00
MarLF\$35 NotPdBy4th			Mar 3-31 R 5	35.00		6,141.00
Rent # 77 Apr 1-30			Apr 4-01 R 1	557.00		6,698.00
#77			PdOn18t4-18 c 3		6657.00	41.00
AprLF\$35 NotPdBy4th			Apr 4-18 R 5	35.00		76.00
Rent # 77 May 1-31			May 5-01 R 1	557.00		633.00
ByJC:WriteOffMay2022LFof\$35.00:OneTimeLFWaive			May 5-07 G 3		35.00	598.00
MayLF\$35 NotPdBy4th			May 5-07 R 5	35.00		633.00
#77			PdOn 7t5-09 c 1		557.00	76.00
Rent # 77 Jun 1-30			Jun 6-01 R 1	557.00		633.00
#77			PdOn 3r6-06 c 3		557.00	76.00
Rent # 77 Jul 1-31			Jul 7-01 R 1	557.00		633.00
JulLF\$35 NotPdBy4th			Jul 7-31 R 5	35.00		668.00
Rent # 77 Aug 1-31			Aug 8-01 R 1	557.00		1,225.00
AugLF\$35 NotPdBy4th			Aug 8-31 R 5	35.00		1,260.00
Rent # 77 Sep 1-30			Sep 9-01 R 1	557.00		1,817.00
SepLF\$35 NotPdBy4th			Sep 9-30 R 5	35.00		1,852.00
Rent # 77 Oct 1-31			Oct 10-01 R 1	557.00		2,409.00
OctLF\$35 NotPdBy4th			Oct 10-31 R 5	35.00		2,444.00
Rent # 77 Nov 1-30			Nov 11-01 R 1	557.00		3,001.00
NovLF\$35 NotPdBy4th			Nov 11-30 R 5	35.00		3,036.00
Rent # 77 Dec 1-31			12-01 A 1	557.00		3,593.00
DeclF\$35 NotPdBy4th			12-12 A 5	35.00		3,628.00
254-201-8626 GLACIER VIEW MOBILE HOME PARK		SECURITY DEPOSITS - TENANTS			1-1-22 BAL	1,028.00cr