



Pebble Springs Manufactured Housing Community Community Rules & Regulations

When Pebble Springs Manufactured Housing Community ultimate goal is to provide people (55 years and older) with an attractive place to call home. With this in mind, these rules and regulations were developed.

1. At least one occupant of each residence must be fifty-five (55) years old or older.
2. Drugs will not be tolerated! Any tenant or any guest of tenant engaged in drug related criminal activity shall be cause for termination of tenancy.
3. Tenants will be held responsible for their guests. Rules and Regulations apply to everyone on Pebble Springs Manufactured Housing Community Property.
4. Excessively loud vehicles or equipment are not permitted. No loud parties, TV's, music, or excessive noise will be tolerated at any time.
5. Each space must be kept neat and clean. No foreign objects such as boxes, trash, bikes, etc. may be left in the yard.
6. Porches and decks must be kept clean and neat and in good repair. Only proper, well maintained outdoor furniture will be allowed to remain on porches or decks that are not enclosed.
7. Nothing may be stored under decks without the written approval of the representative of PSMHC.
8. Outdoor clothes lines are not allowed. Hanging clothes on porch or deck railings is not allowed.
9. No outdoor antennas are allowed. Satellite dishes must be approved by the representative of PSMHC. Satellite dishes are not to be attached to home, but to a post located in the landscape area of home. All wires from satellite dish are not to be attached to outside of home, but under the home.
10. Storage buildings must have written approval of the representative of PSMHC and must be kept clean and well maintained at all times.
11. All storage must be stored in approved storage buildings.
12. Only indoor pets will be allowed. Pets must be on a leash when outside. All pet refuse must be picked up and disposed of properly. Excessively loud pets will not be tolerated. Limit of two pets per household, unless under rare and unusual circumstances additional pets may be allowed.
13. Park speed limit is 10 mph and must be observed at all times.
14. Vehicles must be in working order. No storage of non-working vehicles is allowed. No repair work on vehicles is permitted in PSMHC. Each home is limited to two (2) parking spaces. Vehicles must park in space allowed by community. Parking on the grass or on the street is not permitted.
15. Mailboxes and posts will be purchased by the tenant and installed by PSMHC.
16. Weekly trash pickup is provided by PSMHC. All trash must be bagged and inside a well maintained refuse container. The container must be stored out of sight except on collection day.

17. Lawn care is provided by PSMHC. Tenant(s) is responsible for providing a two (2) to three (3) foot bed of pine needles, mulch, or bark as a boundary around the home and it must be well-maintained at all times (no grass or weeds). Beds should be installed within two months of set-up.
18. PSMHC promotes the use of flower beds and shrubs by the homeowners to beautify their homes. Shrubs should not exceed six (6) feet between the plants. All flower beds and shrubs must be well-maintained by the homeowner. Because of underground pipes and wiring, PSMHC representative's approval must be received before digging. Homeowners are responsible for any damage to underground utilities caused by home movers or digging without prior approval.
19. All trees that are in the tenants lot are the responsibility of the tenant; this includes all brush that is the result of these trees. If a tenant wishes to plant a tree, a representative of PSMHC must be notified.
20. The homeowner is responsible for the water line from the home to the meter. The homeowner is responsible for the sewer line from the home to the tap on the main line.
21. Body waste and toilet paper are the only things that may be flushed down the toilets. Any sewer lines stopped up by foreign objects will be repaired at the homeowner's expense.
22. No utilities may be added or removed without the PSMHC's representative's approval.
23. Contractor signs are allowed in lot where work is performed for a period not to exceed two (2) weeks.
24. Exterior of the home must be kept clean and in good repair at all times.

Thank you for making Pebble Springs a great place to live.

I have read and fully understand the rules and regulations and agree to all.

(signatures of tenants) (date)

Lease address: _____ Pebble Springs Drive, Taylors, SC
29687

This is an agreement between the tenants named above and PSMHC. All business transactions will be made through the PSMHC representative, Dale Bishop
864-313-2363.

Mailing address:
PSMHC
2405 Locust Hill Rd.
Taylors, SC 29687