



Pebble Springs Manufactured Home Community, LLC.
A 55+ Community

Rules & Regulations

The basic goal for the Pebble Springs Manufactured Home Community (PSMHC) is to provide residents with an attractive, harmonious, friendly, and safe neighborhood where everyone takes pride in their home. We are committed to have Pebble Springs remain a caring and respected community where careful consideration is given to all concerns.

OCCUPANTS

1. Only three (3) people are allowed in a home. At least one occupant in each residence must be fifty-five (55) or older. All residents must be listed on the PSMHC application and must provide a criminal background check. Any new occupant must be registered and produce a criminal background check.
2. Drugs will not be tolerated! Any tenant or guest engaged in drug related criminal activity shall be cause for immediate termination of tenancy. The same holds true for abusive behavior.
3. Loud parties, TV's, music, or excessive noise will not be tolerated. Excessively loud vehicles or equipment are not permitted.
9. Fencing of any kind is not allowed unless pre-approved by an official of PSMHC.
10. Outdoor clotheslines are not permitted. Hanging clothes on porch or a deck railing is not allowed.
11. Outdoor antennas are not allowed. The representative of PSMHC must approve satellite dishes. Satellite dishes are not to be attached to the home. They should be placed on a pole no further than three feet from the home. All wires from satellite dish are not to be attached to outside of home, instead should be routed under the home.
12. Mailboxes and posts are the responsibility of the tenant. They should be replaced with the same material, 4x4 treated posts and black metal standard mailbox purchased at Lowes.

PETS

4. Only indoor pets are allowed. Pets must be on a leash when outside. All pet refuse must be picked up and disposed of properly. There is a limit of two pets per household, unless under rare and unusual circumstances, additional pets may be allowed. A dog left on a porch that barks incessantly will not be tolerated. Dogs over 55 pounds may not be allowed.

EXTERIOR

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. Décor & Signage: House numbers and attractive décor are allowed. It must not interfere with grass mowing or mail delivery. Solicitation or political signs are not allowed.
7. Porches and decks must be kept clean, neat and in good repair. Only proper, well maintained outdoor furniture will be allowed to remain on porches or decks that are not enclosed. Power washing will preserve the integrity of the home. It should be done periodically to avoid deterioration of the vinyl due to mold, mildew, and oxidation. Sidewalks should be included in the power washing process.
8. Nothing may be stored under decks without the written approval of the representative of PSMHC.

TRASH

13. Weekly trash pickup is provided by PSMHC. All trash must be bagged and placed inside the refuse container and stored out of sight except on collection day.

VEHICLES

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) asphalt parking spaces. Vehicles must park in space allowed by the community. Parking on the grass or on the street is not permitted.
15. Large vehicles such as motor homes and/or recreational trailers must be parked/stored off premises as well as utility trailers.
16. Speed limit throughout PSMHC is 10 MPH and must be always observed.

STORAGE UNIT, CAR PORT, HOME ADDITIONS

17. A storage building must be in line with the house, leveled, and have skirting of an approved material. Storage buildings may not exceed 12 x 12 in size (144 square feet) and should match the home in color. Approval is required from a representative of PSMHC.

18. Carports are allowed on most lots with pre-approval from Management. Installation must follow the guidelines provided by PSMHC. Carport must be level and plumb. Sides may not be enclosed.
19. Greenville County Requirement: It is the responsibility of the tenant to obtain the required county permit(s) for any additions to their property such as a carport, ramp, or storage building and any electrical installation to the storage building.
20. Home additions must be pre-approved by the representative of PSMHC. Room additions will not be approved; however, sunrooms may be approved. All contractors must comply with county codes when building in PSMHC. Contractor signs are allowed on lot where work is performed for a period not to exceed two (2) weeks.

LANDSCAPE

21. Tenants are responsible for landscaping around their home. Lawn care is provided by PSMHC that includes grass mowing and grass trimming.
22. It is the tenant's responsibility to provide:
 - a. A two-three-foot bed of pine needles, mulch, or bark around the home which should be always maintained and free of grass or weeds. A bed is not required at the rear of the home.
 - b. Shrubs are required in the beds and should not exceed six feet between plantings in the beds. If flowers are used, they should not exceed three feet between plantings.
 - c. Shrubs should be trimmed and neat depending upon the plant.
23. Due to underground pipes and wiring, the PSMHC representative should be consulted prior to digging. Homeowners are responsible for any damage to underground utilities caused by home movers or digging without prior approval.

24. All trees located on a leased lot are the responsibility of the tenant, including trimming, and removal of brush that is a result of these trees.
25. If a tenant wishes to plant a new tree, the PSMHC representative should be notified to ensure that it is not interfering with underground utilities.
26. Tenants whose land resides near the creek may not throw grass, leaves, tree branches and other debris onto the embankment or into the waterway. All water within the creek area must be allowed to flow freely and not be impeded in any way.

PLUMBING, WATER, UTILITIES

27. Homeowners are responsible for the water line from the home to the meter.
28. Homeowners are responsible for the sewer line from the home to the tap on the main line.
29. Body waste and toilet paper are the only things that should be flushed down the toilets. Flushable wipes do not decompose so it is recommended that they not enter the sewer. Any sewer lines stopped up by foreign objects will be repaired at the homeowner's expense.
30. No utilities may be added or removed without approval from the PSMHC representative.

IN SUMMARY

Anything on the property lines or between the property lines, either above or below ground of the tenant's lot, is the responsibility of the tenant, including water and sewer lines from the main line to the house. It is not uncommon for these to run outside the property lines. Also, the mailbox and post are the responsibility of the tenant.

I have read and fully understand the Rules and Regulations and agree to all. I understand that when there is a question regarding the above rules, I will contact the PSMHC representative.

Tenant

Date _____

Tenant

Date _____

Lease Address _____ Pebble Springs Dr., Taylors, SC 29687 Lot # _____

This is an agreement between the tenants named above and Pebble Springs LLC.

All business transactions will be made through our agent, Tinsley Real Estate, Inc., 711 Pendleton St., Greenville, SC. 29601 - (864) 235-8911 (also a text line), FAX (864) 235-5454, Email: info@tinsleyrealestate.com