



Pebble Springs Rules & Regulations

The basic goal for Pebble Springs Manufactured Housing Community's (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 PSMCH 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.

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. Excessively loud pets will not be tolerated. There is a limit of two pets per household, unless under rare and unusual circumstances, additional pets may 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. 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.
7. Nothing may be stored under decks without the written approval of the representative of PSMHC.
8. Outdoor clotheslines are not permitted. Hanging clothes on porch or a deck railing is not allowed.
9. Outdoor antennas are not allowed. The representative of PSMHC must approve satellite dishes. Satellite dishes are not to be attached to home, however, 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.

10. Exterior of the home must be kept clean and in good repair at all times.
11. Mailboxes and posts will be purchased by the tenant and installed by PSMHC.

TRASH

12. 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

13. 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 the community. Parking on the grass or on the street is not permitted.
14. Large vehicles such as motor homes and/or recreational trailers must be parked/stored off premises.
15. Speed limit throughout PSMHC is 10 MPH and must be observed at all times.

STORAGE UNIT, CAR PORT, HOME ADDITIONS

16. 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 PSMCH.
17. Carports are allowed on most lots with pre-approval from Dale Bishop (864) 313-2363. Installation must follow the guidelines provided. The ridge must be level. Sides may not be enclosed.
18. Greenville County Requirement: It is the responsibility of the tenant to obtain a county permit for the carport and storage building and any electrical installation to the storage building.

19. Home additions (sunrooms, porches or room additions) must be pre-approved by the representative of PSMHC. All contractors must comply with county regulations for obtaining building permits and other codes and guidelines when building in the PSMHC community. Contractor signs are allowed on lot where work is performed for a period not to exceed two (2) weeks.

LANDSCAPE

- 20. Tenants are responsible for landscaping around their home. Lawn care is provided by PSMHC that includes grass mowing and grass trimming.
- 21. PSMHC encourages the use of flowerbeds and shrubs by the homeowners in order to beautify their homes.
 - a. Shrubs should not exceed six feet between the plantings.
 - b. Flower Beds: Tenant(s) is responsible for providing a two to three foot bed of pine needles, mulch, or bark as a boundary around the home that should be well-maintained at all times (no grass or weeds).
 - c. New homes: Beds and completion of landscaping should be completed within sixty days after a new home setup.
- 22. 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.

- 23. 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.
- 24. When a tenant wishes to plant a new tree, the PSMHC representative should be notified to ensure that it is not interfering with underground utilities.
- 25. 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

- 26. Homeowners are responsible for the water line from the home to the meter.
- 27. Homeowners are responsible for the sewer line from the home to the tap on the main line.
- 28. 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.
- 29. No utilities may be added or removed without approval from the PSMHC representative.

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

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

_____ Date _____
 Tenant

_____ Date _____
 Tenant

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

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:

2405 Locust Hill Rd.
Taylors, SC 29687