



**FG Communities Inc**  
**2764 Pleasant Rd Ste A PMB 10742, Fort Mill, SC 29708**  
**(855) 935-7368 (RENT)**  
**info@fgcommunities.com**

### **Community Rules & Regulations Applicable to Your Lease and Property**

Community Rules and Regulations have been created to provide our residents with a written statement of our community standards and procedures. We are committed to providing our residents with pleasant surroundings within a well-governed, peaceful and attractive manufactured home environment. If you do not understand a particular rule, please ask your park custodian/and or management to explain it to you. These rules and regulations apply to all residents within the community. In the event of a conflict between these rules and regulations and the terms of your written lease, the terms of your lease will apply.

#### **RESIDENCY**

Maximum occupancy within a manufactured home in the community shall be as follows:  
No more than two (2) people per bedroom. No one may reside in a home, nor spend more than 30 days in a year-long period in a home without management approval.

#### **ACKNOWLEDGEMENT OF COMMUNITY RULES AND REGULATIONS**

Prior to admission to this community, each resident must sign and acknowledge receipt and understanding of the community rules and regulations. All occupants and guests of occupants must adhere to these rules and regulations as well as all applicable state, county, and city laws and ordinances. Failure to comply with the community rules and regulations may result in termination of tenancy.

#### **AMENDMENTS**

These rules and regulations may be amended, restated, and/or modified periodically. Any amendment, restatement, and/or modification to the rules and regulations shall take effect after a 30-day written notice is provided to residents of the community. Rules that significantly impact the rights or responsibilities of residents or management according to state laws will only take effect at the beginning of a new rental term or upon renewal.

#### **ENFORCEMENT OF RULES AND REGULATIONS**

Management will make efforts to enforce the rules and regulations of the community while ensuring that all residents' quiet enjoyment and comfort are maintained. All residents are responsible for knowing, understanding, and abiding by the rules and regulations.

## **NOTICE OF RULE VIOLATION**

Failure to comply with the rules and regulations of the community may result in termination of your lease and eviction proceedings.

### **1. CONDUCT**

- A. Any person causing a disturbance or creating a nuisance will be asked to leave the community and may be subject to being banned from the community. Residents are responsible for the conduct and actions of the occupants and guests of their household. The Community Owner/Manager will not act as a mediator in any dispute between Resident, neighbors, or guests.
- B. Involvement in drug or drug related activities, criminal activities, intoxication, disorderly or immoral conduct, profane language, boisterous parties, loud singing, talking, and shouting shall not be permitted at any time.
- C. Radio, televisions, boom boxes, musical instruments, and similar devices must be kept at a low volume to avoid disturbing others.
- D. Flags (US only) shall be the cloth type, mounted on an appropriate pole. No signs of any kind, including "private property" "no trespassing" "beware of dog" will be displayed on the home, or in the windows.
- E. Residents, all occupants and guests, will not trespass upon another Resident's lot or intrude upon their right to privacy. Quiet time within the community will be 11:00 P.M.- 7:00 A.M each day. Incidents resulting in the police being called to your home will result in Resident being placed on a 12-month probation period. Should a 2<sup>nd</sup> incident occur within the Resident's probation period, Resident will be evicted from the community. There is a zero-tolerance policy for disorderly conduct of any nature or type.
- F. Firearms, BB guns, air rifles or pistols, or any type of gun or toy, which shoots any form of projectile, may not be discharged on the property.

### **2. OWNER PROVIDED SERVICES**

- A. Community Owner will provide Resident potable water at an adequate pressure to meet Resident's everyday standard. The Community Owner is responsible for the maintenance of water lines from the ground to the meter. Residents are responsible for the water lines from the ground into the home and waste lines from the home to the septic tank or main sewer line.
- B. Community Owner shall arrange to have trash and recycling receptacles provided by a local trash provider. See Section 6- GARBAGE SERVICE.
- C. All roads are communal property. Community Owner will keep the community roads reasonably maintained and accessible to all Resident's without unreasonable interruption on a year- round basis.

### **3. UTILITY CONNECTIONS**

- A. Unless otherwise stated, the Resident is responsible for connecting and maintaining safe and leak-proof connections to all utilities from the meter, submeter, cleanout or other tie-in points.
- B. If the Community Owner deems any connections unsafe, and so notifies Resident in writing to correct them, and Resident fails to do so within the prescribed period, the Community Owner reserves the right to correct the issue and charge Resident for the repair. Residents

are responsible for the winterization of all outdoor plumbing during the appropriate winter months. In the event of higher-than-normal water or sewer issues, mandatory leak checks will be conducted. Community Owner will provide reasonable notice to Resident to accommodate Resident's schedule.

- C. If a Resident's home is connected to a private utility system for which the service is included in the lease price or billed back by Community Owner, Resident must report problems with their water or sewer system to Community Owner immediately. If a Resident fails to report any water or sewer problems and it results in failure, the repair cost will be billed directly to the Resident.
- D. Residents agree not to allow grease, cooking oils, or any corrosive liquids to go down the drains. Such improper disposal of cooking oil and grease can result in costly sanitary sewage overflows and backups that can cause damage to units. Residents will keep a plunger handy to perform normal clearing of minor toilet clogs due to Resident's waste. Residents are responsible for the payment of all charges resulting from plumbing stoppage violation.
- E. DO NOT FLUSH WIPES IN THE TOILET OR DRAINS. MOST WIPES LABELED AND ADVERTISED AS "FLUSHABLE" ARE NOT FLUSHABLE AND WILL CLOG DRAINS.
- F. Plastics and paper products do not dissolve in the waste disposal system, Resident agrees not to flush items that can cause or contribute to plumbing stoppages including, but not limited to the following:
  - Cigarettes
  - Tissues
  - Sanitary napkins, tampons, disposable sanitary wipes
  - Toys or other small objects
  - Condoms
  - Plastic wrappers
  - Baby and cleaning wipes
  - Grease or cooking oil of any kind
  - Paper towels
  - Q-Tips
  - Razor Blades

#### **4. VEHICLES**

- A. No trucks or vans over 1-ton GVW are allowed to be parked in the community.
- B. Storage of any type of unlicensed vehicle on your Resident lot is prohibited.
- C. All vehicles must have current tags and registration, and the vehicle must be in operation. If an unregistered vehicle remains in the community after notice has been issued to the Resident, the vehicle will be towed at Resident's expense.
- D. Parking is only allowed in designated areas.
- E. Trailers of any type must be approved by management.
- F. NO PARKING IN THE STREET OR ON THE YARD. If you park on the grass and damage the water pipes, water box, electrical box, landscaping/grass, or sewer system, Resident will be charged for the repair.
- G. Only 2 vehicles per home, no exceptions.
- H. NO auto repairs of any kind are to be done in the community.
- I. Recreational vehicles of any type are banned from the community.

- J. Underage and unlicensed drivers are never allowed to operate a vehicle in the community.
- K. The community has a strict speed limit of no more than ten (10) miles per hour.

**5. GUESTS AND CHILDREN**

Resident is responsible for the behavior of any guest invited onto their lot and into their home. Children aged 12 and under must always be supervised by a guardian while outside. Anyone under 16 years of age must be indoors per the local curfew ordinance. Regardless of age, guardians are held liable for any violations of the community rules and regulations. Bikes and toys of any kind are to be placed under or around the porch when not in use and in the evening.

**6. GARBAGE SERVICE**

Trash and recycling receptacles are for household trash only and shall not be used for the placement of household furniture, appliances, mattresses or other such items. Residents will be fined if found responsible for placing such items in dumpsters.

**7. SATELITE DISHES**

A satellite dish may not be located on your home or the front of the lot, but only at the rear of the lot. Satellite dishes may not be mounted on the front of the home or posted in the front or side yards.

**8. PETS**

- A. Community Owner must approve of any pet that will be living in community. No outdoor pets are allowed. Once approved by management, Resident must register pets by providing a photo, up-to-date shot records, and a valid rabies vaccination certification. No more than two (2) indoor dogs and/or cats of no more than 40 lbs. are allowed.
- B. Unauthorized breeds include but are not limited to:
  - Pitbull (full or mix)
  - American Staffordshire Terrier
  - Rottweiler (full or mix)
  - American Bulldog (full or mix)
  - German Shepard
  - Mastiff or Bull Mastiff
  - Husky
  - Alaskan Malamute
  - Wolf-Dog hybrid
  - Doberman Pinscher
  - Akita
  - Cane Corso
- C. Noisy, unruly, or dangerous pets, and those deemed aggressive under the guidelines of valid and existing local ordinances or the American Society for the Prevention of Cruelty to Animals ("ASPAC"), as well as exotic pets such as snakes or wild animals, will also not be permitted in the Community. The Community Owner's decision to exclude a pet based on these foregoing guidelines is final.
- D. No visiting pets are permitted at any time.
- E. Pets should wear identification tags including the owner's name and contact information.

- F. All pets must live indoors and are not permitted to roam the community unless they are on a leash (no longer than six feet) accompanied by their owner. Residents may not leash or stake out an animal on the outside of the home.
- G. If a pet is found outside, whether registered or not, it will be presumed to be stray and will be removed from the premises.
- H. Residents shall clean up after their pets(s) and dispose of waste properly and promptly. If Resident does not clean up after a pet, the Community Owner will notify only once in writing and issue violation charges of \$150.00 thereafter.
- I. Residents are solely responsible for any personal injuries to others and/or damage to real or personal property caused by Resident's pet.
- J. Community Owner reserves the right to revoke permission to keep a pet should the Resident default on the terms of these rules and regulations. Residents have 48 hours to remove the pet once permission has been revoked in writing from Community Owner.

## 9. GROUNDS FOR EVICTION

Community Owner will evict a resident for any of the following reasons:

- A. Resident is in default (See section *Events of Default* in Rental Lease Agreement)
- B. Failure to comply with local, state, and federal laws and any that particularly pertain to mobile homes.
- C. Engaging in repeated conduct that interferes with the quiet enjoyment of the Community by other Residents.
- D. Not complying with the provisions of the rental agreement or community rules and regulations. Residents will be sent a non-renewal letter after the 3rd notice of the same violation.
- E. Failure to remedy any violation within the specified time stated in a notice, or after the third notice for the same violation.
- F. A willful non-compliance with any law affecting the health, safety, or welfare of other residents or the physical condition of the community.
- G. Making a false or misleading statement on the rental application and/or providing false documentation at time of application.
- H. Use of profanity or threatening language or actions towards any other resident of the community, community owner, or agents of community owner.

## 10. PURCHASE, RESALE, AND SUBLETTING OF HOME

The Community Owner is subject to the first right of refusal contained in your lease. The current owner/lease holder of the home may not transfer ownership to another individual without the Community Owner's prior consent. If the owner of a home wants to sell their home, they must first notify the Community Owner of their intent in writing.

**Should a Resident sublet their home, the following steps must be taken:**

- A. Community Owner must be notified in writing to **Leasing@fgcommunities.com** & approve of sublet.
- B. Sub-lessee must complete application and adhere to approval process.
- C. Homeowners will be responsible for all outstanding balances and lease violations prior to subletting home.

- D. Sub-lessees are to be provided with a copy of Community rules and regulations and adhere to said rules and regulations.

## **11. HOME MAINTENANCE AND RESPONSIBILITIES OF THE RESIDENT**

The home's exterior must be neat and clean, free of mildew, peeling paint, and there shall be no damaged windows, doors or storm doors. All windows & doors shall be stock items. In addition to the above, home maintenance and standards are as follows:

- A. All homes must be underpinned. Cement blocks are not permitted. Skirting must be neat and kept in good condition, no holes that would allow access to vermin.
- B. The hitch on the home used for towing must be removed, or completely covered with materials approved by management or removed.
- C. No exterior TV, CB, or ham radio antennae are permitted.
- D. No swimming pools on the property.
- E. All homes must have uniform neutral blinds at each window. Sheets, towels, wood, or cardboard are not allowed in windows. Any broken window blinds must be replaced at the Resident's expense.
- F. Roofs shall be regularly cool sealed or coated, not showing rust stains.
- G. Residents may plant trees and shrubs on their lot with the approval of the Community Owner first.
- H. Fire pits and open flames are expressly prohibited in the community.
- I. All cameras (except for doorbell cameras) must be installed on the interior of your home and cannot look in another home. No cameras can be installed outside of your home or in any other area of the community. Any camera violating this policy will be disposed of.
- J. No trampolines in allowed in the community.
- K. Any Resident that hires a contractor to perform work will be responsible for any cost or damages incurred by said contractor. Contractors must be licensed and secure proper permits prior to any type of construction. All construction upgrades or improvements must be approved by FG Communities before construction starts.
- L. Residents must report any leaks or issues with the sewer system to the Community Owner. Community Owner reserves the right to repair any leaks and bill back the resident for materials and labor.
- M. Residents shall maintain their unit free from rats, mice, insects, vermin, and other pests, and feral animals.
- N. Farm animals are not allowed in the community including but not limited to chickens, roosters, and goats.
- O. Failure to maintain the physical condition or appearance of the mobile home or mobile home site or improvements is just cause for termination of tenancy.
- P. No towels, rugs, apparel, or other forms of laundry of any type may be hung outside the home. No clothesline or lines of any kind are permitted.

## **12. LOT MAINTENANCE AND USAGE**

Residents will always maintain their lot in an attractive and safe manner. Unless otherwise provided by the community at a cost to each lot or property, each Resident must abide by the following:

- A. Cut grass and trim around home
- B. Trim bushes and trees

- C. Pick up trash on the lot
- D. Remove any snow or mitigation on steps, lot pads, and around the mobile home

If the community owner deems a lot is not being properly cared for, they will provide Resident with notice of what needs to be addressed. If such a matter is not resolved within the specified period stated in the notice, Community Owner will take action to resolve the matter and charge Resident a fee of \$150.00 per occurrence, plus the actual cost to take care of the matter. The Community Owner reserves the right to have Resident's yard mowed by our vendor without warning if deemed necessary. Residents will be billed back for cost plus an admin fee.

### **13. LOT USAGE**

The lot should be primarily used for the placement of your manufactured home/RV for private residential purposes. No business, trade or professional service shall be operated from any home without prior approval from the Community Owner. The lot must comply with all applicable ordinances, community rules, and regulations of any appropriate authority. No appliances or interior furniture are permitted outside of the home. Barbeque equipment must be stored behind the home when not in use. Storage units and their location on the lot must be pre-approved by the Community Owner.

### **14. ABOVE GROUND OIL TANKS**

For residents with an above ground storage tank on their lot the following is required:

- A. A letter from your oil company/supplier certifying the integrity of your oil tank.
- B. Storage tanks are to be maintained as follows:
  - Inspect for leaks: check for leaks, stains, odors, or an unusually high rate of oil consumption
  - Remove Debris: Keep the area around the tank clear of debris, vegetation or objects that could trap moisture or cause rust.
  - Check for damage: Look for rust, dents, and discoloration
  - Check Leg and Supports: Ensure the tanks legs and supports are stable
  - Schedule Maintenance: schedule annual maintenance visits from an experienced tech
  - Prepare for Spills: Have an oil spill kit on hand to mitigate a spill
  - Install a Tank Protection System: install a tank tray, or an electronic leak detection system
  - Monitor water accumulation: water that accumulates in the tank can cause corrosion
- C. Any oil storage tank not certified must be replaced, or be placed in a secondary storage containment vessel
- D. Any oil storage tank that is not in use must be removed from the community
- E. The residents will be responsible for the cost of any remediation caused by a spill or tank failure

### **15. STORAGE SHED**

Residents are required to obtain written approval from the Community Owner before installing a shed. Residents are limited to one shed per lot. The design, color, material and location must be approved by the Community Owner before installing or altering the current structure. Additionally, the shed must be in accordance with local, county, or state building codes. Permitted shed sizes are 10' long x 8' wide and 8' in height: or 10' long x 10' wide and 8' in

height. Shed pads are to be four inch (4") thick concrete. Sheds are to be always kept in good repair and are to be anchored in case of high winds. When not in use, all toys, bicycles, lawn care equipment, lawn chairs, garden tools, ladders, etc. must be stored in the shed.

#### **16. CAR PORTS**

A carport may be installed only after a plan and specifications have been submitted and approved by the Community Owner, and must conform to the following requirements:

- A. Must only be used for the storage and protection of a properly registered car and may not be used for storage of any other type of vehicle or material, including but not limited to trucks, recreational vehicles, boats, trailers, and construction materials.
- B. Must be a manufactured heavy duty metal carport with a galvanized painted metal roof, and a frame of 1.5' thick square tubes, treated with a baked enamel finish for rust resistance and durability.
- C. Maximum dimensions are 12'W x 20'D x 9'H.
- D. Any required permits must be attained prior to installation.

#### **17. REPAIRS BY COMMUNITY OWNER**

It is expressly understood and agreed that whenever repairs, if applicable, to be made by the Community Owner pursuant to any mobile home unit lease are delayed because of factors beyond the control of the Community Owner, the obligations of the Resident hereunder shall not be affected whatsoever thereby, nor shall any claim accrue to Resident against Community Owner or its assignees by reason thereof. It is understood and agreed that there shall be no abatement of rent under any circumstances whenever repairs to be made by the Community Owner shall be delayed because of factors beyond its control. Community Owner will not be held liable for any repair requests that are not properly reported within a timely manner.

#### **18. MANUFACTURED HOME INSTALLATION STANDARDS**

All manufactured homes brought into the community are to be installed in accordance with manufacturers' written instructions and other applicable statutes, ordinances, Rules or Regulations, where required by local agencies. Building permits shall be secured and work is to be performed by a licensed contractor. In addition to the above, the community installation requirements and standards are as follows:

- A. Each home site shall be numbered and clearly marked for positive identification by a Department of HUD decal or certificate. Each number shall be easily readable from the street servicing the site.
- B. Approved vinyl skirting is required and must completely enclose the space beneath the home. The skirting is to be properly ventilated and access panels of sufficient size in the utility hookup areas are to be in place. Materials and color are to match or attractively accent the exterior of your home. Residents shall skirt their home within thirty (30) days of its placement on the site. Any damaged skirting, including skirting with holes from trimming, must be repaired or replaced in a uniform way. The area under the home is to be kept clean and no combustible material, debris or any other storage is to be present.
- C. All homes must have siding approved by the Community Owner.
- D. Steps leading to the entry doors are to be treated wood. Proper handrail(s) must be attached. Steps are to be maintained safely and attractively. Off-side entry doors are not to be used as a primary entrance. All steps must be placed on a four (4) inch deep

concrete slab or incorporated in an allowed deck. All decks and patios must have prior approval from the Community Owner.

- E. Awnings and additions are to be of approved materials. All are to be maintained in good condition.
- F. All utility hookups shall be made in compliance with the manufacturer's written instructions and any applicable local codes.
- G. Axles are not to be removed from the home and should be stored beneath the home and concealed by skirting.
- H. All paint colors must be approved by the Community Owner before homes are painted. Neutral and light colors should generally be used. Aluminum and black tar paint are not permitted on flat roof homes. White-coat finishes should be used. If a home is painted without Community Owner's approval, Community Owner reserves the right to have Resident re-paint home using approved color.
- I. Telephone and T.V. cable lines are to be buried underground during installation by the appropriate company. Residents are responsible for confirming that this is done.
- J. Resident shall be solely responsible for any damage to Community property or that of other residents resulting from the installation of the manufactured home.

#### **19. PERSONAL AND FIRE SAFETY**

All Residents are advised to exercise proper care and safety to insure against accidents occurring in and around the home, the home site and surrounding community. You are responsible for the actions of your children and guests, as provided by law.

- A. All home sites are to be kept free from fire hazards: For safety purposes, do not store combustible materials, gas-powered lawn mowers, gas containers, etc., under your home or deck.
- B. Grills are not to be used on any deck and must not be used within 15 feet of the home. Management reserves the right to remove any grill that violates this policy. Gas cylinders cannot be kept under your home.
- C. Residents are responsible for monitoring radio and/or television for severe weather warnings. There are no government approved shelters within the community.

#### **20. NOTICE OF RULE VIOLATION**

Residents who violate these community rules and regulations will be contacted by the Community Owner, either by personal visit, telephone call, or the issuance of a written rule reminder. It will be by Notice of Rule Violation or a Notice to Quit/Termination of tenancy. If a Notice of Rules Violation is issued, the violation will be corrected by the date stated on the notice. Failure or refusal to correct a violation or chronic, repeated violations of the Community Rules and Regulations may lead to eviction proceedings. Community Owner reserves the right to correct the violation and charge your account the necessary cost to repair. Some violations are deemed an emergency due to safety hazards and the Community Owner may rectify without further notice.

**THE OBLIGATION OF GOOD FAITH** is imposed on both parties to these Community Rules and Regulations in both the performance and enforcement of the conditions contained herein. Any correspondence regarding Community Owner's execution of these Community Rules and Regulations may be directed to:

**FG Communities, Inc**  
**2764 Pleasant Road Ste A PMB 10742, Fort Mill, SC 29708**

Lot Address: \_\_\_\_\_

\_\_\_\_\_

Contact Phone: \_\_\_\_\_

Contact Email: \_\_\_\_\_

**RESIDENTS ACKNOWLEDGE THAT THEY HAVE RECEIVED AND UNDERSTAND THE  
COMMUNITY RULES AND REGULATIONS.**

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

Print Name: \_\_\_\_\_

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

Print Name: \_\_\_\_\_