



Farmer's Tiny Cove, LLC

Park Rules: Community Rules & Regulations

Purpose

Farmer's Tiny Cove, LLC (hereafter "Management") is committed to providing a safe, clean, and welcoming community. These Rules & Regulations are incorporated into every lease agreement and are enforceable under South Carolina law. Management reserves the right to amend these rules at any time for the protection of residents, property, and ownership.

1. Residency & Occupancy

- Equal housing opportunities will be provided without discrimination.
- All residents and occupants must be listed on the Lease and approved by Management.
- Maximum occupancy: 2 adults and 2 children per home, unless written consent is given.
- Homes are for single-family use; no subleasing or rooming houses permitted.
- Residents must be able to perform their own daily living functions; this is not a care facility.

2. Guests

- Residents are responsible for their guests at all times.
- Guests staying more than 7 nights must be approved by Management.
- Children must be supervised; curfew is 9:30 p.m. for those under 15 unless accompanied by an adult.



3. Use of Community Property

- Common areas are for resident use only and must be respected.
- No business operations or solicitation in the community.
- Noise must be controlled at all times; quiet hours are 9:00 p.m. – 8:00 a.m.

4. Home & Lot Maintenance

- Homes must be maintained in safe, sanitary condition.
- Skirting must be cement board or Management-approved material.
- Yards must be kept neat and free of debris; lawns mowed and landscaping maintained.
- Storage outside the home is prohibited except in an approved shed.

5. Additions & Improvements

- All additions (sheds, decks, carports, fences, paint changes, landscaping) require prior written approval.
- Sheds: max 150 sq. ft., no taller than 10 ft., must match home style.

6. Vehicles & Parking

- Speed limit: 10 mph.
- Max 2 vehicles per lot.
- No RVs, boats, or trailers without Management approval.
- Inoperable vehicles may not be stored and are subject to towing.
- No repairs or washing on site.



7. Safety Rules

- Prohibited: fireworks, fire pits, trampolines, pools, ATVs, go-karts, skateboards, and other unsafe activities.
- Firearms: carrying or discharging firearms is prohibited except as allowed by law. Firearms must remain secured inside homes or vehicles.

8. Pets

- All pets must be pre-approved and registered.
- No aggressive breeds (Pit Bulls, Rottweilers, Dobermans, etc.).
- Max 2 pets per home.
- Pets must be leashed and waste removed immediately.
- Excessive barking or aggressive behavior will result in removal of the animal.

9. Enforcement & Violations

Violations of these Rules & Regulations will result in written notice. If not cured within the specified time, fines and/or eviction may occur.

Fine Schedule (examples):

- Trash/debris visible – \$25 + \$25/week until cured.
- Pet off leash/excessive barking – \$25/occurrence.
- Noise disturbance – \$25/occurrence.
- Unauthorized improvements – \$100 + \$100/week until cured.
- Yard/landscaping not maintained – \$50 + \$50/week.



- Firearm discharge – \$100/occurrence.

Management reserves the right to seek immediate eviction or legal remedies for serious or repeated violations.

10. Liability & Legal

- Residents waive claims against Management for damages caused by theft, fire, weather, or acts of God.
- Residents indemnify Management against damages caused by residents, occupants, or guests.
- Acceptance of rent does not waive Management's rights to enforce these Rules.
- Resident default is cause for eviction with 7-day notice.

11. Abandonment

A home is considered abandoned if rent is unpaid for 30+ days and/or unoccupied for 30+ days. In such cases, Management may remove, resell, or dispose of the home at the resident's expense.

12. Amendments

Management may amend these Rules & Regulations at any time. Updated versions will be provided to residents and are effective immediately upon notice.



Resident Acknowledgment

I/We have read, understand, and agree to abide by these Rules & Regulations as a condition of residency at Farmer's Tiny Cove, LLC.

Resident: _____

Date: _____

Resident: _____

Date: _____

Management: _____

Date: _____

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