

Exhibit A **Farmer's Tiny Cove Rules**

Farmer's Tiny Cove, LLC is committed to providing a safe, attractive, harmonious, and welcoming community. All tenants, guests, and visitors must comply fully with these rules. Landlord may enter all tiny home pads periodically to inspect all areas outside the homes for compliance with these rules.

1. Common Areas – The common area is defined as all areas except those designated as tiny home pads and are for the use and enjoyment of all tenants and their guests. No personal property may be left or stored in common areas. Tenants must clean up after themselves and their guests. No smoking is allowed in common areas.
2. Emergency Contact – Tenant must keep updated contact information for one or more person(s) that Landlord can contact in case of an emergency occurs and Tenant is not available.
3. Guest Registration – Guests staying more than 7 consecutive days in a 12-month period must be approved by Landlord. All guests must comply with all these rules and other lease provisions. Tenant is responsible for any violations. Any disorderly or illegal activity shall be grounds for immediate removal from the community.
4. Pets – Tenant may only have up to 2 domesticated dogs or cats (the “pet”) without prior written permission. Tenant shall comply with the Greenville County Animal Control Ordinance/County Code including, but not limited to, not allowing the pet to “run at large” meaning it must be leashed/under control when outside the home, having proof of current rabies vaccination, having adequate shelter from the elements and having a microchip or ID tag when outside the home. No pets may be tethered outside the home and excessive barking or other noise continuously for 15 or more minutes is a violation. Landlord may restrict aggressive breeds or any pet with a history of biting/attacking for the safety of all tenants and other pets. Tenant must clean up all pest waste immediately. Tenants are responsible for any damage caused by their pet to common areas or other property.
5. Fences, Storage Shed, and Decks – All fences, storage sheds, and decks must be approved in writing in written prior to installation. They must conform to community aesthetic standards, including but not limited to, their size, height, composition, color, and location. Sheds may be no larger than 150 square feet, no taller than 10 feet, and must match the style of the home. Landlord may require that fences, storage units, and decks be removed when leases expire or are terminated. All unapproved improvements may be removed and the costs thereof shall be added to the amount due and are collectable under the same terms and conditions as defined in Paragraph 5 of the main contract.
6. Grills and Fire Safety – Propane gas grills, but no wood or charcoal grills, are permitted on porches and approved locations on tiny home pads. No fire pits are allowed except as with prior written approval of Landlord. Setting off fireworks and discharging firearms are strictly prohibited.
7. Dangerous Materials -- Tenant shall not keep or have or dispose of any article or thing of a dangerous, inflammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and Tenant provides proof of adequate insurance protection to Landlord with Landlord listed as an additional insured.
8. Alcohol and Illegal Drugs – Illegal drug use or possession of illegal drugs are strictly prohibited in the community. Alcohol may not be consumed in the common areas except during community-approved events.
9. Satellite Dishes – Satellite dishes are not permitted in the community. The community is presently serviced by Spectrum.
10. Security Cameras – Security cameras are permitted on individual tiny homes with approval of Landlord if they are aimed only within the Tenant's tiny home pad and not into any other areas.
11. Trash – Household trash must be bagged and placed in the designated trash receptables. No loose trash, bulkier items, or boxes may be left outside the receptables. Tenant must haul away all furniture, appliances, or large debris.
12. Quiet Hours – Quiet hours are from 9:00 pm to 8:00 am, provided that construction and other work outside the tiny homes may begin at 7:00 am, but must stop at 6:00 pm. During quiet hours, loud talking and music are prohibited.
13. Vehicles and Parking – Each tiny home pad is assigned two parking spaces. All vehicles parked in these places must fit in those parking spaces. Guests may park only in designated visitor areas. No Tenant or guests will drive on or park any vehicle at any time on lawns or any other area other than designated parking areas. Except for 15 minutes for loading and unloading, street parking is not allowed so that roads are clear for emergency vehicles. All vehicles must be operational and

properly registered with current license plates. Except for minor repairs such as tire changes or battery changing, no vehicle maintenance is permitted. No oil changes or washing vehicles are permitted on the property. Recreation vehicles such as RVs, boats or trailers are not permitted without written approval.

14. Signs and Decorations – Tenant may place one “For Sale” or “For Rent” sign on the tiny home but not on tiny home pads or any common areas. Political signs are allowed during election sessions but are limited to one per issue or candidate and must be removed no later than 5 days after the election. Holiday decorations are permitted but must be removed 7 days after the holiday. Tenant may not post any commercial advertising.
15. Landscaping – Landlord is responsible for landscaping and maintaining each tiny home pad in a neat and attractive condition except for those areas that are inside a fence on the tiny home pad which are the sole responsibility of tenant. Tenant is responsible for maintaining the area inside fences to the same standard as Landlord maintains the other areas. Tenant may not add or remove plants, shrubs, trees, or flowers without prior written consent from Landlord.
16. Utilities – Landlord is responsible for all utilities. Tenant shall not tamper with any lines or meters and must report any leaks or damage immediately. Tenant shall not add any additional lines or connections without prior written consent from Landlord. Solar panels are permitted on homes if installed to code and aesthetically integrated.
17. Home Appearance and Maintenance – Homes must be kept clean, painted and in good repair. They must have cement board skirting or other approved underpinning to conceal utilities and blend with the community. All exterior paint colors and structural alterations must be approved in writing by Landlord. All homes must meet local building codes and remain mobile as designated by Landlord.
18. Enforcement and Fines -- The first violation shall result in a written warning. The second violation shall result in a fine of \$100.00. The third violation shall result in a fine of \$250.00 and lease termination at the sole option of Landlord. All violations must be corrected within 5 days or incur further penalties of \$25.00 per day until corrected up to a maximum of 15 days after which Landlord may terminate the lease. Notwithstanding the above, safety hazards, illegal activity, or threats to others may result in immediate eviction. All fines are considered rent and collectable under the same terms and conditions as defined in Paragraph 5 of the main contract.
19. Amendments – As allowed under applicable law, Landlord reserves the right to amend or supplement these rules as necessary for safety, aesthetics, or for compliance with local, state, or federal law.

