

~THE PINES~

RULES AND REGULATIONS

It is the intention of The Pines to maintain one of the finest Manufactured Housing Communities in Onslow County. The following Rules and Regulations are in place to ensure a safe, pleasant, and family-friendly atmosphere for all who reside in and visit our community.

MOTOR VEHICLES

- The posted Speed Limit is **10 MPH** at all times in all areas of The Pines.
- There is **NO PARKING** or **DRIVING** on the grass. Parking spaces are provided. The maximum number of vehicles per household is determined by how many vehicles can fit onto each home site's spaces.
- There is no long-term parking or storage of vehicles.
- Residents and guests vehicles must at all times be in fully operable condition with current tags, registration, and insurance.
- Disabled, damaged, inoperable, untagged vehicles will be towed at their owners' expense. Notice will be given at Management discretion.
- Major repairs such as engine changes, transmission work, painting, body work, etc. are **NOT** permitted.
- There is **NO DRIVING** on any maintenance or service roads at any time. These areas are marked "**NO TRESPASSING**" and are off-limits to residents and guests.
- There is **NO PARKING**, short-term or otherwise of 18-wheeler trucks under any circumstances. Moving and delivery trucks may be the only exception to this rule.
- No motorized vehicle may be operated in The Pines by any person who is not licensed.
- Vehicle stereo volume will be kept low in order to prevent disturbing others.
- ATV's are **NOT** permitted to be ridden in The Pines or on any adjacent Pines Property.
- Boats, campers, trailers, etc are **NOT** permitted to be kept in The Pines. Management may approve limited entry of these items.
- Tenants are responsible for their guests driving within The Pines.

TRASH

- Residents are responsible for the reasonable care of their provided roll-cart.
- NO** furniture items, yard debris, packing and moving material or appliances will be picked up by Waste Industries. Pines staff will make regular daily pick-up of these items-providing they are placed road-side. Staff will **NOT** assist in removal of these items from residents' home.
- The above listed items (furniture, boxes, appliances etc) must be handled promptly.
- Household garbage **MUST** be bagged and placed into roll-cart with lid closed so as not to cause any unsightly or unsanitary conditions. Spilled, knocked-over, or animal scattered garbage from tenant's roll-cart is their responsible to be cleaned up immediately upon discovery. Residents will be charged for Pines staff needing to do so.

GENERAL

- Rental units belonging to The Pines shall be maintained at all times in the same or better condition as when initially leased to tenant.
- Items furnished by The Pines in a rental unit shall remain intact throughout entire tenancy; to include but not limited to window coverings, blinds, light fixtures, appliances.
- Privately owned homes will have appropriate underpinning installed and maintained at all times within 60 days of home being set up. No "shiny" metal underpinning is allowed.
- Residents are encouraged to make additions to landscaping and natural surroundings; however, anything planted or placed in the ground becomes property of The Pines and **CAN NOT** be removed without approval.
- Due to location of underground utilities, approval by Management is advised before any extensive landscaping is performed.
- No items are to be placed into sewer or septic lines that are not water soluble or bio-degradable.

- ***DO NOT FLUSH PAPER TOWELS, GREASE, CONDOMS, SANITARY NAPKINS, TAMPONS, BABY WIPES, etc.*** Evidence of such that causes clogged sewer lines will be billed to resident.

- Fires are **NOT** permitted on any property at any time.
- Peddlers, solicitors, or commercial enterprises are **NOT** permitted in The Pines. (Kirby, Meat-Man, etc.)
- Residents are responsible for the conduct of their children, guests, and pets.
- House keys will **NOT** be provided to minor children or any person not listed on the Rental Agreement.
- Yard Sales are **NOT** permitted in The Pines.
- Radio, television, car stereo and exhaust systems and/or all other sound shall be kept at a moderate level in consideration of the comfort of other residents.
- Clotheslines shall be put in place only with approval and shall be maintained and not be left with unclaimed items.
- Storage sheds **MUST** be approved by Management regarding location and size and must be constructed of **NEW** material only. Management will **NOT** maintain sheds left by previous residents and if in disrepair must be maintained by current user/resident or removed.
- FENCES ARE NOT PERMITTED UNDER ANY CIRCUMSTANCES.**
- Swimming pools are **NOT** permitted. Toddler/baby pools are okay
- Residents **CAN NOT** have room mates. All homes are to have no more than 2 adults. All persons must be approved by Management before residing in The Pines.

LIABILITY

- The Pines is **NOT** responsible for any fire, theft, vandalism, Act of God, or other damage caused to any home, vehicle or other personal property of residents or guests ; nor for any injury or accident to residents or guests while within The Pines or on any adjacent Pines property.
- Residents shall be responsible for the procurement of any insurance coverage pertaining to their personal property, vehicles, or privately owned homes.
- Renter's Insurance is highly advised and will be up to each individual resident to purchase at their own expense.
- EMERGENCY MAINTENANCE-after hours-should be reported to 910-581-3577**
- If, at any time, a resident feels there is a danger to themselves or their property, they should contact the appropriate authorities immediately via 911.

Whenever, in Management's discretion, a resident or their guest is in violation of any of these Rules and Regulations, notification shall be made with stated required correction. In the event that said violation is not corrected, Management shall either have violations corrected at resident's expense and/or declare the resident in violation of their Rental Agreement and seek remedy to include but not limited to Notice to Vacate, Summary Ejectment, and/or monetary judgment.