

Hawks Nest
Rules and Regulations Phase I and Phase II
Murrells Inlet, South Carolina

- (a) Speed Limit- 15 miles per hour
- (b) No outside animals are allowed. Tenants are limited to two household animals (pets/service animals). Animals acquired after moving in to Hawks Nest Community must be approved by the landlord to ensure they are permitted by our insurance company. All animals must be kept on a leash or within an invisible fence when outside the home. When the animal is outside, the homeowner must be within the property's boundary to supervise their animal's behavior. The homeowner is at all times responsible for their animal's behavior. Tenants are required to clean up after the animal when outside including on a walk. If you choose to take care of a stray cat or dog, you need to consider it your animal, and therefore it must be kept on a leash at all times when the animal is outside. If an animal is roaming the neighborhood not on a leash, animal control will be called.
- (c) Excepting trucks, automobiles, SUV's, and golf carts, no two-wheel, three-wheel or four-wheel motor driven units are allowed in Hawks Nest unless specifically authorized by Landlord. This does not apply to vehicles used by the maintenance crew. Street legal motorcycles are allowed with prior authorization by the landlord.
- (d) All tenants will be responsible for keeping their lot neat and clean at all times. If at anytime, it does not meet with the approval of the management, you will be notified. If after being notified, the lot is not cleaned within one week, Landlord may do the work and bill the tenant for all work performed. Landlord will provide weekly garbage pickup. Yard debris will be picked up by the landlord on a weekly basis. Leaves will be bagged in sturdy plastic or paper bags that weigh no more than 25 lbs. No building materials will be included in the yard debris. Burning is expressly prohibited in Hawks Nest per Georgetown County Fire Dept.
- (e) Renting or subleasing of your home is not allowed.
- (f) Motor vehicles may be parked only on tenant's lot and only in designated areas for parking. Full-time street parking is not permitted. Boat or camper parking on the lot is reserved for short-term period only. Long-term boat/camper storage is available for a fee. Please contact the landlord for further information. No inoperable motor vehicles may be placed or maintained on the lot.
- (g) Heavy mechanical work on premises is not allowed.
- (h) Loud, boisterous action by tenants or guests will not be allowed. This includes excessive noise caused by motor vehicles and conversations that are loud enough to be heard by the neighbors. Conversations that involve shouting and/or use of vulgar language need to be kept inside the tenant's house with the doors closed and windows shut. All tenants and guests are requested to keep their television, radio, or stereo within bounds of moderation at all times.
- (i) No exterior clotheslines permitted. Outdoor lighting is permitted as long as it is not an annoyance to the neighboring properties.
- (j) Homes are single family use only and are to be used only by owners and immediate family members designated on the application. Tenant shall not assign this rental agreement without the express written consent of Landlord.
- (k) When Tenant or Landlord cancels or terminates lot lease for any reason, home will be removed from park before lot lease expires with a 60-day written notice to Landlord. This notification may be sent to PO Box 728, Murrells Inlet, SC 29576.
- (l) If Tenant's lease is terminated because of violation of rules and regulations, lot will be vacated immediately, and there will be no refund of rent or security/rental deposit. If security/rental deposit is retained for either non-payment of rent or damage of premises, Landlord will notify Tenant within 30 days after termination of the tenancy. Tenant shall provide landlord with a forwarding address or forfeit any refund of deposit.
- (m) If you wish to terminate your lease and sell your home, Hawks Nest, LLC will have to approve the sale. Only one "For Sale" sign is permitted and may be located in a window of the Mobile Home or on the lot in front of the Mobile Home for the purpose of selling the home.
- (n) Tenant may not replace his home without the express written consent of Landlord, which may be withheld for any reason, including aesthetic consideration.
- (o) The lots are restricted for residential use only. No construction shall be permitted nor shall any structure be moved onto these lots. Any addition to a home by construction shall be permitted only with the approval of Landlord. No commercial enterprise shall be permitted on this property other than in the area designated by Landlord.

LESSEE'S INITIALS _____

- (p) Split rail fencing is allowed on side property lines only. Fencing must be approved by Landlord.
- (q) No more than one home shall be permitted on any lot.
- (r) No separate structure unconnected with the home shall be permitted on any lot without prior written approval of Landlord. Any such structure must match the home in design and materials used. Storage buildings that will be considered for approval must match the color of the Tenant's home and have a shingled roof that matches the shingles of the Tenant's home.
- (s) The Lessor reserves a fifteen foot (15') utility easement on all property lines, for the installation, maintenance and repair of utilities and drainage. No construction or improvements of any kind are allowed in this area without authorization.
- (t) No individual wells shall be permitted to be drilled in the park without the express written consent of Landlord.
- (u) Any returned check is subject to a twenty-five dollar (\$25.00) service fee payable to Hawks Nest, LLC.
- (v) Tenant may not damage or remove any trees without the express consent of the Landlord..
- (w) No swimming or boating.
- (x) Vinyl mail receptacles are to be installed by the Landlord. No other type of mail receptacle is permitted.
- (y) Tenant acknowledges the requirement to get written permission by the landlord to add any outbuilding, canopy, concrete, unusual landscaping, or other items not visible at present time in Hawks Nest. Tenant acknowledges the requirement by the Georgetown County Building Department for the need of building permits.
- (z) Tenant will not move in any belongings or build anything on their lot prior to the home being delivered. Tenant has one month from the time the house is delivered to have the house set up and lot cleared of any miscellaneous debris. Decks and porches must be completed within one month of the delivery of the house. Landscaping must be completed within 3 months. The original and subsequent landscaping plans must be approved by the landlord. Recommendations may be given for proper use of local plants and ease of maintenance.
- (aa) All homes must have at least a 4/12 roof pitch in Phase II unless approved by the landlord.
- (bb) The additional Home and Site Restrictions for Hawks Nest Phase II are considered an integral part of these Rules and Regulations and must be adhered to.
- (cc) No pools or trampolines are permitted in Hawks Nest except small kiddie pools. Hot tubs are permissible.
- (dd) TV antennas, satellite dishes, and digital items that need to be attached to the roof or placed outside the home must be located on the back side of the house and be non-visible from the road in front of the house.

THESE RULES AND REGULATIONS MAY BE AMENDED, MODIFIED OR SUPPLEMENTED BY THE LANDLORD AT ANY TIME AND IN ANY MANNER DEEMED BY THE LANDLORD (IN ITS SOLE DISCRETION) TO BE FOR THE GOOD OF HAWKS NEST, LLC.

THE SIGNERS ACKNOWLEDGE EACH HAS READ AND UNDERSTANDS THESE RULES AND REGULATIONS AND AGREE TO ABIDE BY THEM.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____