



# Pine Hill Residents, Inc.

96 Pine Avenue  
Franklin, NC 28734

February 27, 2020

To: Real Estate Professionals

Thank you for your assistance to current and future residents of Pine Hill. Pine Hill's structure is one that you might not be familiar with, so to assist you in understanding the uniqueness of our park we ask that you review the following:

Pine Hill is not organized as a condominium or cooperative; it is a corporation. As such, each resident is required to own one share of corporation stock in order to maintain a residence. Each Shareholder will then sign a lease to a specific space for their mobile home.

Pine Hill Residents, Inc. is an Age Restricted Planned Development for use and residency by persons who have achieved the minimum age requirement of residency of fifty-five (55) years or older, who are able to maintain an active, independent lifestyle without the help of additional on-site support services. Other restrictions are as follows:

- Not more than two (2) residents shall occupy any dwelling unit.
- All occupants of a dwelling unit shall be age fifty-five (55) or older except as follows:
  - a. A spouse or cohabitating partner of an occupant age fifty-five (55) or older;
  - b. An occupant who survives his or her spouse or partner;
  - c. a spouse where the occupant has entered into a long-term care facility;
  - d. Not more than one child residing with one parent, provided said child is thirty-five years (35) or older;
  - e. A mentally or physically handicapped child, brother or sister of an occupant or spouse who is dependent upon said occupant or spouse for daily care.
  - f. A paid caregiver providing medical or health care to an occupant or spouse.

The sale of any living unit requires co-ordination with the Pine Hill Office. All outstanding fees, assessments or fines must be paid at the time of closing. Closing fees are \$200, for both the buyer and the seller.

Shareholders are obligated to pay a semiannual maintenance fee, part of which covers trash pick-up, lawn care, water and cable T.V. Shareholders then sign a lease to a 911 address for their mobile home. Also, Pine Hill has a number of Rules and Regulations that must be adhered to by its Residents. Listed here are excerpts from several rules that directly effect prospective buyers. A copy of the Rules and Regulations is available at the office and can be viewed on park website at [www.pinehillpark.com](http://www.pinehillpark.com) along with other important information.

1. No **for sale or realtor's signs** may be displayed on or in your living unit or on common ground.
2. No living unit is to be sub-let. Use of anyone other than the registered owner/resident will not be permitted.
3. No space will be provided for travel trailers. No motor bikes, motorcycles, ATV's watercrafts of any type (boat, canoe, pontoon boat-powered or manual) will be allowed in the park.
4. Pets are allowed under the following conditions: a) all pets must be registered, b) pets must be on a leash, c) all waste must be picked up (*if poop -then scoop*), d) pets may not disturb other residents, e) two pets (under 20 pounds each when full grown) are permitted.

Please see North Carolina law, Chapter 168, for guidelines for Service Animals. Any exception to the 20 lb. maximum when fully grown must comply with NC law and wear a NC Service Animal registration tag that will be verified prior to closing.

We encourage and appreciate all volunteers. We enjoy fellowship with our neighbors. As a service to you and our residents we provide a list of homes and shares for sale which is posted at our clubhouse, office and on our website, [www.pinehillpark.com](http://www.pinehillpark.com) Please keep our office informed of homes that you list, changes in price and sales pending. We appreciate the work that you do for our park.

If you have any questions concerning this information, please feel free to contact us at our office at (828) 524-8328 between 9 and 11 AM, Monday, Wednesday & Friday.

\*\* Please note: If all documents and information are not available on the designated date there will be no closing.

Thank you,  
Board of Directors  
Pine Hill Residents, Inc.