



PEARLAND ACRES MOBILE HOME COMMUNITY

18810 Tree Top Ln, Pearland, TX 77584

pearlandacres.com 832-655-3344

MAINTENANCE RULES

HOME PRIDE

1. Cut the grass around your home when it is 4 inches or higher. If you do not cut your grass, we will notify you that it needs to be cut within 3 days. If you do not mow by then, we will do it for you and charge you \$30.
2. Remove any algae, mold or moss growing on your home. They create an allergic condition for everyone that lives in and around your home. We suggest that you BUY BLEACH and spray it on the infected areas of your home. The infections will drip down your home. Brush with a broom to loosen up any thicker growths. Then simply hose off your home. If you do this once a year, preferably in the Spring, you will have a healthier home for the \$5 cost of a bottle of bleach. Money well spent.
3. Stain/paint your roof fascia boards, wooden porches, stairs and handrails brown, tan, grey, cream or white.
4. Patch holes and maintain a uniform paint color on all siding.
5. No aluminum foil or tape window coverings facing the streets. Front windows facing the streets must have blinds.
6. No leaving interior furniture, like couches, sofa chairs, mattresses or beds OR appliances, like refrigerators and washers/dryers outside of your home. If we see your interior furniture outside for more than 3 days, we will remove it and charge you an appropriate removal and dumping fee, plus service charge of \$50.
7. Toys, pools, trampolines, boats and bikes must be kept behind your porch or in a shed if there are many items. Broken equipment or vehicles, tires or auto parts may NOT.
8. No inoperable vehicles may be left on the property for more than seven days.

TREE TRIMMING

1. The Trees in the park are one of the beautiful features that makes this park more beautiful (and cooler) than most other parks which have no trees. They also provide you valuable shade to help keep your home cooler in the hot months. We will trim back the big branches of the trees over your roof as time permits.
2. It is up to you to then trim trees around your roof to prevent damage in a windstorm. When you cut off branches, you must seal the ends with paint or tar so termites and other wood destroying insects do not bore right into the open cut and kill it.

3. You must also properly dispose of the branches and leaves by chopping them up and putting them in front of your home at the edge of the street, NOT on a vacant lot or in the drainage ditches, which prevents rainwater from draining out of the property and causes floods.
4. Remove trees growing out from under your home.

SKIRT REQUIREMENTS

Well-maintained “Skirting” between your home and the ground make your home and your community look so much better.

1. If you have skirting already in place, you must maintain it. Holes need to be patched, missing sections need to be filled, they must be painted and neat.
2. We continue to require all homeowners to cover up the views of the underside of their home, including the blocks your home sits on. Simple PLASTIC LATTICE or WOOD PANELS or METAL are acceptable.

BARBEQUING-PARTYING

1. Barbeque safely so you do not cause a fire requiring the fire department to come out.
2. Pick a barbequing location so your smoke does not blow into your neighbors’ homes.
3. Do not barbeque with large fires that could burn trees or homes. Have a water hose and fire extinguisher close by.
4. Respect Quiet Hours and keep your conversation volume down so you do not disturb your neighbors.
5. Make sure your guests do not block the road.
6. Educate and Control the behavior of your guests. You will be responsible for their actions including speeding and noise violations.

DRAINAGE DITCHES

The drainage ditch behind your home helps us get the rainwater away from your home. Our crew will be digging out the bottoms and sides of the ditch behind your home.

1. Please remove any mattresses, tires, furniture, garbage, etc. from the ditch behind your home – REGARDLESS IF YOU PUT IT THERE.
2. If you do not remove the obstacles to our ditch improvement crew, we will photograph it, and charge you for the removal and dump charges. No exceptions.
3. If you place these items in the dumpster area, we will fine you \$100 per item. No exceptions.
4. If you do not pay the charges, we will add it to your monthly rent, and if not paid in full, you will be charged late fees, since the first money goes to paying the late and removal charges.

