

# **30 DAY NOTICE OF AMENDMENT TO BEACH RUN POLICIES AND GUIDELINES**

NOTICE DATE: 6/1/26

EFFECTIVE DATE: 7/1/26

**SYCAMORE PARK, INC. DBA SPI COMMUNITIES HEREBY AMENDS THE BEACH RUN POLICIES AND GUIDELINES SECTION A, ITEM 10 and 15, AS FOLLOWS:**

## **A. GENERAL REQUIREMENTS**

10. Lessee must continue to provide and is obligated to inform Community management (Lessor) of any change of mailing and/or email address, phone number, persons or pets living in the home, employment status or other lessee data provided at time of application
15. Payments are to be made by check, money order or E.F.T. and will be applied to the most delinquent invoice first.

**SYCAMORE PARK, INC., DBA SPI COMMUNITIES HEREBY AMENDS THE BEACH RUN POLICIES AND GUIDELINES SECTION C, ITEM 2, AS FOLLOWS:**

## **C. PETS**

2. Prior to bringing a pet into the community, Lessee must obtain approval for and register pet with Community management (Lessor). A photo of the pet must be included with the registration form. Any animal or pet not registered will not be allowed to remain in the community. Dogs must be licensed in accordance with all applicable local and state laws. Cats must be spayed or neutered. Unregistered pets are not permitted in the community.

# Beach Run Community

An SPI Communities Property  
925 Noble Street, Lebanon, PA 17042  
717-279-0699 office@spicommunities.com

June 1, 2026

Dear Beach Run Residents,

The purpose of this letter is to inform you of changes to our agreement. We have carefully evaluated this decision to increase your rent to ensure that any increase is as minimal as possible. Even with this adjustment we remain one of the most competitively priced communities in the area. This step ensures we can continue offering the services you rely on, maintain the community's upkeep and keep up with rising costs. We have concluded that an increase of 5.14% is the most equitable.

	Was	Effective July 1, 2026
Rent by cash/check/money order/online	\$370.00	\$389.00
Rent by auto debit	\$360.00	\$379.00

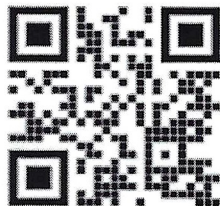
Please update your lease packet by replacing the sheet labeled "Disclosure of Rent, Fees, Service Charges, Assessments, and Utility Charges" dated June 1, 2025 with the enclosed "Disclosure of Rent, Fees, Service Charges, Assessments, and Utility Charges" dated June 1, 2026.

Additionally, we have amended the policies and guidelines for the community. The amendment and a full updated copy of the community polies and guidelines is posted on our website. Please update your policies and guidelines copy accordingly.

Thank you,

SPI Communities  
Beach Run Community Management

***NOTICE: ALL COMMUNITY NOTIFICATIONS WILL BE EMAILED AND/OR POSTED  
ON OUR WEBSITE AT [WWW.SPICOMMUNITIES.COM](http://WWW.SPICOMMUNITIES.COM)***



***IF YOU WANT TO RECEIVE COMMUNITY NOTIFICATIONS, PLEASE MAKE SURE  
THE OFFICE HAS YOUR CORRECT EMAIL ADDRESS***

# **Beach Run Community**

An SPI Communities Property

## **RENT, FEES, SERVICE CHARGES, ASSESSMENTS, AND UTILITY CHARGES DISCLOSURE**

### **MONTH-TO-MONTH LEASE**

#### **1. RENT PER MONTH PAID**

- a. BY CASH/CHECK/MONEY ORDER      \$389.00
- b. BY AUTOMATIC DEBIT                 \$379.00

#### **2. FEES**

CREDIT CHECK: \$15.00 PER PERSON

CRIMINAL CHECK: \$ 31.00 PER PERSON

DISCLOSURE DOCUMENTS (HOME SELLER): \$10.00 PER COPY

LAWN AND SHRUB CUTTING: \$75.00 PER HOUR (\$75.00 MINIMUM)

CLEAN-UP OF LAWN, LEAVES, WEEDS, DEBRIS: \$75.00 PER HOUR PER PERSON SERVICING  
THE PROPERTY (\$75.00 MINIMUM PER EVENT)

RETURNED CHECK: \$45.00

PAPER STATEMENT FEE: \$2.00

LATE FEE FOR RENT RECEIVED AFTER THE 7<sup>TH</sup> OF THE MONTH: \$40.00

COURT FILING FOR RENT/POLICY VIOLATIONS: \$30.00 PLUS COURT ASSESSED COSTS

VEHICLE STORAGE (IF AVAILABLE): \$25.00 /MONTH

ABANDONED HOME (PA ACT 74) STORAGE FEE: \$ 25.00 PER DIEM RENT

#### **3. UTILITY CHARGES:**

WATER: INDIVIDUAL USAGE METERED AND BILLED DIRECTLY TO LESSEE MONTHLY

SEWER: INDIVIDUAL USAGE METERED AND BILLED DIRECTLY TO LESSEE MONTHLY

RECYCLING: INCLUDED WITH MONTHLY RENT BI-WEEKLY

TRASH: INCLUDED WITH MONTHLY RENT TWO 32 GALLON CONTAINERS PER WEEK

INTERNET SERVICE: NOT INCLUDED OR PROVIDED BY COMMUNITY

CABLE SERVICE: NOT INCLUDED OR PROVIDED BY COMMUNITY

ELECTRICITY: NOT INCLUDED OR PROVIDED BY COMMUNITY

FUEL: NOT INCLUDED OR PROVIDED BY COMMUNITY