

## **RULES AND REGULATIONS**

### **Pepper Tree Homeowners**

#### **Association, Inc.**

**Amended 11/06/2022**

The intent of the rules and regulations is to protect the value and desirability of the property and to create a safe environment for all owners and residents of Pepper Tree. Your assistance in adhering to these rules and regulations is appreciated.

1. ARCHITECTURAL CHANGES - All architectural changes to any existing structure or the addition of any structure at Pepper Tree are subject to the prior approval of the Board of Directors. The Board of Directors will exercise this right of prior approval. No owner/resident shall cause or permit to be caused any improvements or changes to the exterior of the buildings, fences or any of the common areas of Pepper Tree including, but not limited to painting, staining, electrical wiring, antennas, satellite dishes, lattice work, tool sheds, awnings, canopies or shutters without prior written consent of the Board of Directors. Requests for any architectural change should be submitted to the Board of Directors through the Chairperson of the Architectural Control Committee.
2. COMMON AREAS - Property damage to the common areas will be assessed to the responsible resident or owner.
3. DUES - Homeowners are responsible for paying association fees by the first day of each month. Payments not received by the 15<sup>th</sup> day of that month are subject to penalties, as prescribed in the by-laws, and late fees as determined by the Board of Directors. Any members whose account becomes 45 days past due will have their account turned over to the HOA attorney for collections. The attorney's fees will be assessed to that owner.
4. GUESTS - All owners are responsible for the residents and guests of their units. It is the owner's responsibility to be certain that residents and guests adhere to all rules and regulations.
5. LIGHTS - No resident shall display or install colored lights of any type outside the living area, except for yellow bug lights or temporary holiday lights. Security and landscape lighting should be aimed away from roads and neighbors so as not to impede visibility.
6. NOISE - No obnoxious or offensive activity shall be carried on which is or may become an annoyance to the neighborhood. Excessive noise is not permitted at any time. This includes, but is not limited to stereos, televisions, musical instruments, loud noises, loud parties, loud voices and barking dogs. Excessive and/or noisy skateboarding, roller skating or in-line skating is prohibited.
7. PETS - All owners and guardians of pets are required to clean up thoroughly after their pets. Pets, (dogs and cats) are not allowed to run free and must be properly leashed and escorted at all times when they are outside the units. No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except dogs, cats and other household pets.

8. PLANTING - Additional plantings in front of the units should be done in bedding areas only. Any new landscaping outside previously established natural areas in front of the privacy fences must have written consent of the Architectural Control Committee. This is to ensure that any changes will not interfere with lawn maintenance. (This regulation does not apply to the private sides and back yard areas behind the privacy fences.)
9. PLANT ENCROACHMENTS - Property owners must keep trees, tree roots, plants and vines trimmed so that they do not encroach on a neighbor's property.
10. RENTAL PROPERTY - Homeowners who rent their property shall promptly furnish the Property Management Company with the name, telephone number and rental lease of their tenants and of any change thereof.
11. SIGNS - No owner or resident shall permit any sign (other than those of a Security Company), lettering or advertisement to be exhibited, displayed, inscribed, painted or attached in any manner to any part of the building or common area or property of the residents without the written consent of the Architectural Committee.
12. SOLICITATION - No solicitation will be allowed anywhere in the Pepper Tree community without express permission granted by the Board of Directors.
13. SPEED LIMIT - A 20 miles per hour speed limit for owner, residents and visitors is required for all vehicles using Pepper Tree streets, and all stop sign must be obeyed.
14. TRASH - Trash containers must be placed behind the privacy fence or in garages at all times, except when brought to the curb for pickup. First violation will be handled by issuance of warning letter. A ten-dollar (\$10.00) fine will be levied each time thereafter. Trash containers shall not be put out until after 4:00 PM of the day before scheduled pickup. Containers should be retrieved within 24 hours of trash pickup.
15. VEHICLE PARKING - All vehicles shall be parked in the driveways and no extended and/or regular on-street parking will be allowed unless express permission is granted by a current member of the Board of Directors. No vehicle may be parked on the grass or common areas. This includes the grass next to all streets and next to all driveways. All tires must be on pavement. Improperly parked vehicles will be subject to towing at the vehicles owner's expense. No vehicle may be parked overnight on the streets of Pepper Tree. Overnight parking is defined as parking between 12 midnight and 6AM.
16. VEHICLE REPAIRS - No repairs to any vehicle may be made in driveways, but only in garages and those repairs shall not be visible from the street.
17. VEHICLE RESTRICTIONS - No junk vehicles, inoperable vehicles or vehicles and trailers without current registrations, insurance and tags are to be parked in Pepper Tree at any time. No tractor-trailer or other commercial size trucks will be permitted to park on the premises without prior written permission of a Member of the Board. The Pepper Tree Board of Directors reserves the right to have all such vehicles towed away at the vehicles owner's expense. Exceptions are pickups with noncommercial registrations, vehicles of contractors while actively performing maintenance or repairs to dwellings, yards and/or utilities as well as emergency vehicles that have responded to emergency needs in Pepper Tree.

18. VEHICLES: RVS, TRAILERS, ETC. - Recreational vehicles, boats/trailers, utility trailers, etc., are not permitted to be anywhere in Pepper Tree without written consent of a current member of the Board of Directors. A 24-hour time limit is placed on loading and another 24-hour time limit for unloading RV's and campers only. No boat, boat trailer and/or utility trailer is allowed to remain outside overnight.
19. WINDOWS - All drapes, curtains, or other similar materials hung at windows, or in any manner visible from the street shall be a white or neutral background material.
20. YARD SALES - Yard or garage sales are strictly forbidden.
21. YARDS - Owners and residents are responsible for keeping objects, (i.e. toys, bicycles, wagons, basketball goals, etc.) out of the roads, streets, front patios, front yard and driveways.
22. FLYER BOXES – The flyer boxes on the mailboxes are for Official Association Business through the Board of Directors only. Owners are not to place any communication in the flyer boxes. Automatic hearing and fine.

The violation/fine schedule below applies to all of the twenty-two (22) Rules and Regulations stated above:

- 1<sup>st</sup> Violation – Warning Letter
- 2<sup>nd</sup> Violation – Violation Notification
- 3<sup>rd</sup> Violation – Hearing & Potential Fines (\$50)
- 4<sup>th</sup> Violation - \$75
- 5<sup>th</sup> Violation - \$100 per day