

Pepper Tree Homeowner Association Policies (Amended 07/16/2025)

Overnight Parking Policy

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.

Well Policy

A homeowner who chooses to have a well dug on their property must request and receive approval from the Architecture Committee prior to having a well installed on their property. A full description of the well to include depth, location, above ground structure as well as drawings of the structure as well as a plan to repair installation damage to bring the area back to pre-existing condition must be provided. The committee will also require a copy of the contract from the well construction company and others hired to do the work. The well head and structure must not be visible from the street or neighbors. It should be noted that in addition to any County or State regulations, a well in Pepper Tree must reach and tap the Pee Dee Aquifer at a depth of approximately 180' and must also not provide water that will contain deposits that will stain driveways, walkways, fences and the home.

Garden Bed Ground Cover Policy

Regarding front yard gardens: The Association provides a ground cover for all homes. The individual homeowner may use pine straw, bark mulch (brown or black) black rubber mulch or rock (natural) as ground cover. If the homeowner chooses to use other than HOA provided ground cover, they do so with the understanding that they are responsible for the maintenance of the ground cover and to keep it weed free. It must be used in such a way as to not make the lawn maintenance difficult for the landscapers. They will also realize that there will be no change in their homeowner's fee due regardless of their choice of a specified ground cover.

Open House Sign Policy

Pepper Tree has a strict policy required by our governing documents of no signage display other than for County or other governmentally required signage. The one exception to this policy is the temporary placement of open house signage in conjunction with an open house event as requested only by the owner of the property for sale. Open Houses are to be for a maximum of four (4) hours during the hours of 10:00am to 4:00pm only. The following contingencies apply :

- A request for open house sign placement must be made no less than seven (7) business days before the open house and must use the approved open house sign request form.

- The request must be provided to CSS via email or fax. If sent by mail it must arrive no less than the seven (7) business day period in the CSS office. Simply providing the request does not mean approval.
- An email approval will be sent to the homeowner or if disapproved a reason will be provided.
- The request will be approved/disapproved by the BOD of the HOA.
- No more than four (4) open house signage requests will be approved per calendar month per address/home (no more than four (4) dates per month will be considered).
- Open house signage approved by the BOD may include up to three signs (commercially produced 2'x2' with an industry standard wire stand) if necessary for direction.
- One may be placed at the entry to Pepper Tree on the opposite side of Vistamar or Covil Farm Road to the entry sign.
- One may be placed for directional turn at the corner of Islamerta, Lounsberry or Trailmark.
- One may be placed at the home in the garden bed only (as not to damage irrigation systems).
- Signs may be in place for a period of no more than four hours between the hours of 10:00 am to 4:00pm.
- Signs are subject to removal and disposal at no cost to the HOA if in violation of the period or placement requested.
- Open House events are subject to normal HOA Rules & Regulations.
- Vehicles are to be parked on the same side of the street not to block another driveway or impede emergency ingress or egress. The owner of the home will be subject to immediate violation and fine for each vehicle parked on the grass at the home or in proximity to the home.

Commercial Vehicle Policy

For the purpose of defining for our community in Pepper Tree: a commercial vehicle is a car, van, trailer, truck or any other type of vehicle that is either or both: a vehicle with permanent or temporary advertisement to include pictures or wording as well as commercial equipment, or, a state registered commercial vehicle. These types of vehicles may not be parked overnight on driveways or the street in Pepper Tree without specific approval from the full BOD. They may be parked in the home garage out of sight with the door closed. Fine process for this policy: 1st occurrence warning, 2nd occurrence \$25 fine, 3rd occurrence \$50 fine any and all occurrences thereafter hold a \$100 per day fine.

Sale at Home Policy

This policy applies to the sale of personal/business items within Pepper Tree. Its main application is to garage/yard sale events (excluding real estate) for which people are made aware via signs, radio, television, newspaper, mail or internet of items for sale from a home in Pepper Tree which involves their presence at the home. These types of events are strictly prohibited by the Pepper Tree Documents and no exception will be allowed.

The sale event exception to the Documents follows:

Estate Sales are allowed under defined conditions:

- Sale must be in consideration of death, or the desire to move to a professional retirement community, assisted-living, with family, or nursing facility, not simply a moving sale.
- May not exceed two consecutive days;
- Notice of sale must be received by the HOA at least 14 days prior to the estate sale by the homeowner or his/her executor with the Estate Sale Form provided;
- Must be held by an estate sale professional;
- Must have security in the form of a licensed professional hired by the HOA and paid in advanced by the homeowner or his/her agent during the hours of the estate sale;

- Signs: one sign at the Covil Farm Road entrance to Pepper Tree, at each intersection leading to the home and one at the home may be posted;
- Parking within Pepper Tree for the estate sale as required by the Fire Marshall:
 - must be limited to one side of all Pepper Tree streets;
 - no parking at fire hydrants;
 - no parking within 30' (feet) of intersections;
 - all parking shall be supervised.
- In addition:
 - no parking in Neighbor's driveways;
 - no parking on the grass;
 - vehicles in violation of parking requirements are subject to towing and or ticketing.
- Adhere to all normal Pepper Tree Rules & Regulations;
- Homeowner or his/her agent is responsible for any situations that arise as a direct result of the sale.

When in violation of this policy the homeowner at whose home the event occurs or at whose direction it has occurred will automatically be assessed the following fines/costs payable within 15 days of the event. If not paid on time the matter will immediately be addressed to Small Claims Court.

Costs may include but are not limited to:

Management Company fees for processing fines as well as any costs associated with Small Claims Court

Security Company charges/fees (note: receive a ticket which if not paid within 2 weeks will be assessed to the responsible homeowner. (Means will be available for the fine holder to pay upon receipt.)

Fines related to this policy:

\$100 per day for unauthorized event

\$ 25 per day for each car parked on the grass

\$100 per day for blocking access as required by the Fire Marshall

Note: events held by relatives/friends/executors or any other person are included in this policy. All fines and costs will be assessed to the homeowner or to his/her estate.