

Pebble Creek home owners short list of Items in the Declaration of Covenants, Conditions and restrictions governing the exterior of each unit and the common areas. (REPRINTED 12/2013)

ARTICLE VI - EXTERIOR MAINTENANCE

1. The HOA shall provide exterior maintenance for each unit. This does not include glass surfaces. (The key word is "maintenance". This does not include construction defects.)
2. Owners may plant trees, shrubs, flowers, and grass within 5 feet of their rear property line with written approval of the Board of Directors.
3. Owners shall not plant any vegetation in the front yard without written approval of the Board of Directors.

ARTICLE VIII - ARCHITECTURAL CONTROL

1. No building, fence, sign, wall or other structure shall be erected on the property.
2. No boats, RV's or camping trailers shall be parked on the property.
3. No draperies shall be installed unless they have white linings.
4. No auto repairs shall take place on the property.
5. No exterior additions, changes or alterations may be made until plans and specifications have been submitted and approved in writing by the Board of Directors.

ARTICLE IX- INSURANCE

1. Owners shall obtain full coverage (Inside & outside) on their individual units and forward proof of each renewal to the management company. (HO-3 or better policy is required)

ARTICLE X - USE RESTRICTIONS

1. Flags and banners are prohibited in the common areas in front of the units and prohibited from being mounted to the unit.
2. Storm doors installed on front doors are limited in color to black, gray, forest green and sand.
3. Household pets are limited to two (2) per household weighing not more than 25 pounds each.

MISCELLANEOUS

1. No parking is allowed on common streets - only in designated parking areas.
2. Clean up after your pets at all times.
3. Traffic flow is one way to the right around the traffic circle adjacent to the mail boxes. Please use extreme caution!
4. The right-of-way is worthless when dealing with a rude or aggressive driver. Please maintain your speed at not more than 15 mph.
5. When using the mailboxes, do not block the entire area with your vehicle. Do not parallel park as you be blocking other users.

In summary, before any changes or additions may be made to the exterior of a unit or to common property written permission must be requested and granted in writing by the Board of Directors. Please read your copy of the Declaration of Covenants, Conditions and Restrictions and also the By-Laws. If you do not have a copy of these documents, they may be obtained from our management company.