

Welcome Packet

***Welcome to Our
Pebble Creek Townhome Community!***



***603 29th Avenue, NE
Hickory, NC 28601***

***You'll come to love this community
as much as we do!***

Website: www.pebblecreek-HOA.com

Table of Contents

History and Benefits of Living at Pebble Creek	3
HOA Board & Thornburg & Associates	4
Dues Information	5
HOA Documents	6
- Schematic of Property Plats	
- Covenants – Short List	7
- PC Homeowner’s Directory	
- PC Newsletters – Posted on Pebble Creek website	

Pebble Creek History

Pebble Creek has a proud and extensive history. The first townhome building was completed in 1988 and is comprised of Units 105 – 108. Continual growth occurred for the next eight years with the last building – comprised of Units 209 – 214 – being completed in 1996. There are 64 townhomes in total.

The PC Racquet Clubhouse was started in 1986, burned down in March 1994, and was rebuilt thereafter. The clubhouse was sold in 1997. Homeowners should be aware that the clubhouse is not part of Pebble Creek Townhomes.

Benefits of Living at Pebble Creek

- Quiet, peaceful community
- Friendly, respectful neighbors
- Safe surroundings
- Active, effective HOA board
- Great community for walking and outside exercise
- Exterior maintenance, landscaping, and unit painting covered by dues*
- Water, sewer, garbage and recycling pickup, and street lighting
- Sound financial management of collected dues and assessments

* Some landscaping and exterior maintenance exclusions apply.

HOA Board & Property Management Company

2021 HOA Board

<u>Name</u>	<u>Unit</u>	<u>Phone</u>
Patricia Meredith (Pres.)	105	828-448-5150
Donna Walton (Vice-Pres.)	139	828-855-1395
Carolyn Killian (Sec./Treas.)	143	828-228-0528
Michele Lambert (Director)		

HOA Board email address: pebblecreekboard@gmail.com

Board Meetings

The Board meets once per month at 6:00 pm. The Board's responsibility is to properly manage HOA business and finances as stated in Section 3.13 of the bylaws. Contact the Board president for meeting date & location.

Cedar Management Group

Mailing Address:

Pebble Creek
Care of Cedar Management Group
PO Box 26844
Charlotte, NC 28221

Phone: 704-644-8808

Web Address: mycmg.com

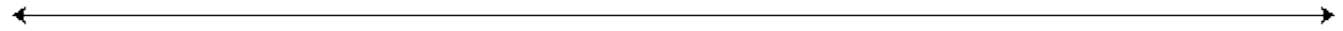
Note: Our complete HOA bylaws & covenants are available on our website:
www.pebblecreek-HOA.com

2021 Pebble Creek Dues

Dues for 2021 are **\$240.00 per month** and are due by the first week of each month. A **penalty** of \$20 is applied to late payments. Dues should be sent to Thornburg & Associates, PO Box 3443, Hickory, NC 28603.

Your dues cover the following:

- Lawn and grounds maintenance of common areas*
- Trash & Recycling collections
- Street lighting
- Water and sewer
- Unit painting per schedule
- Exterior maintenance problems*
- Roofs and chimney repair



* Some landscaping and exterior maintenance exclusions apply.

Attached HOA Documents

- Schematic of Property | Plats
- Covenants – Short List (revised 5/20)
- PC Homeowner's Directory - per request of the homeowners not included on Pebble Creek website
- PC Newsletters – Posted on Pebble Creek website
www.pebblecreek-HOA.com

Covenants Short List - 5/2020

Pebble Creek home owners short list of Items in the Declaration of Covenants, Conditions and Restrictions over governing the exterior of each unit and the common areas. (Updated May, 2020)

ARTICLE VI – EXTERIOR MAINTENANCE

- I. 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.)
 - Owners may plant trees, shrubs, flowers, and grass within 5 feet of their rear property line with written approval of the Board of Directors.
 - Owners shall not plant any vegetation in the front yard without written approval of the Board Director
 - **No nails, No screws, No decorative plaques are to be installed in the siding of your unit, front, back or side.**

ARTICLE VIII – ARCHITECTURAL CONTROL – For more information, posted on our website.

- No building, fence, sign, wall or other structure shall be erected on the property.
- No boats, RV's or camping trailers shall be parked on the property.
- No draperies shall be installed unless they have white linings.
- No auto repairs shall take place on the property.
- 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. (H0-3 or better policy is required)

ARTICLE X – USE RESTRICTIONS

- Flags and banners are prohibited in the common areas in front of the units and prohibited from being mounted to the unit with the exception of the USA and North Carolina flags. **Both flags must follow all the government regulations per Section 285b of title 2 of the US Code.**
- Storm doors installed on front doors are limited in color to black, gray, forest green and sand.
- Household pets are limited to two (2) per household weighing not more than 25 pounds each. Homeowners and/or renters must clean up after your pets at all times. Per City of Hickory and Pebble Creek HOA declarations, pets **must** be on a leash at all times.

MISCELLANEOUS

- No parking is allowed on common streets. ~~Only~~ indesignated parking areas, due to an emergency vehicles. Firetruck and ambulance are unable to navigate our streets if vehicles are parked on the street.
- Please maintain your speed at not more the **posted 15 mph**.
- When using the mailboxes, do not block the entire area with your vehicle.
Do not parallel park as you will 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.

The Declarations, Conditions and Restrictions and By-laws are on our website: www.pebblecreek-hoa.com