

RULES AND REGULATIONS
PEACOCK RIDGE HOMEOWNERS ASSOCIATION

RENTAL RESTRICTION

The HOA consists of 44 units. No more than 40% of the units (i.e., 18 units) shall be leased/rented at any time. If the number of units currently leased/rented has reached 18, owners shall not be allowed to lease/rent their units. Owners may request in writing to have their names placed on the "Permission to Lease Waiting List". When an owner's name reaches the top of the list, that owner shall be notified in writing and shall be allowed to lease/rent the unit. This rule goes into effect on February 1, 2018.

PLEASE NOTE: The right to lease/rent is determined by owner purchase date. This rule is not applicable to any owners who purchased their units prior to February 1, 2018. Those owners may lease/rent their unit even if the 40% has already been reached since this rule was not in place at the time of purchase. **Owners must disclose these restrictions to any potential buyers.**

A. GENERAL COMMUNITY

1. The main front door must remain closed at all times and cannot be propped open without prior approval of the Board of Directors (BOD).
2. Owners are not allowed to move in or out through the main front door but may use the garage or side entries. A one-time move-in fee of \$250.00 will be due from the owner of each unit in each instance of the moving of the owner's or a tenant's household effects into that unit for residential purposes. It shall be the responsibility of the unit's owner to inform the BOD or its designated agent of each instance of the move-in operation by the owner or a tenant. The fee shall become due and payable at the time of move-in.
3. Deliveries or removal of medium or large items, such as furniture, appliances, carpets, etc., must be carried or carted through the garage or side entries – not through the main front door.
4. Only small items, which can easily be carried by a single individual and do not require that the main front door be propped open, may be brought in through the main front door. No carting allowed through the main front door.

5. Noise from units (loud TV, radio, stereo, parties, etc.) and in all common areas must be kept to a minimum at all times.
6. Permanent obstruction of walkways and entranceways are prohibited, and owners are not allowed to use any of the common areas or their front steps and balconies for storage of any kind. This includes the walkway off the lofts of the second-floor units.
7. Exterior alterations or additions of any type are not permitted without the written consent of the BOD.
8. No article shall be hung (including hanging post and planters) or shaken from the doors, windows or balconies.
9. Interior signs in windows visible to the exterior are prohibited with the exception of one FOR SALE or FOR LEASE sign when appropriate.
10. Owners are not allowed to put potted plants on the common areas without prior written approval of the BOD, but may put them on their front steps or balconies, provided the pots are set in a plastic dish and kept in good condition.
11. All garbage and refuse from units shall be wrapped and deposited in the garbage chute. Boxes and other large items are to be broken down and placed in the trash bins on the garage level.
12. All pets are the responsibility of the owner. Damage to shrubbery, furniture, etc., by an animal will be at the expense of its owner. The owner is responsible for cleaning up an animal's waste products deposited on any common area immediately. If any pet becomes a general nuisance, restrictive action will be taken.
13. Dogs must be kept on a leash when not confined within the owner's unit. There is no dog walk within the project; all dogs must be walked down the street, away from the project, when eliminating waste products.
14. State and local ordinances must be observed when explosives or flammable fluids are brought into the units or storage lockers. They shall not be brought onto the common areas.
15. In order to ensure that the planted areas remain consistent and are properly cared for, no owner is permitted to plant or cause to be planted any plants, or water any planted areas in the common area

without prior written approval of the BOD. Owners are prohibited from entering the planted areas and the stream area unless doing so to resolve a problem that requires immediate attention.

16. It is desirable that the garage be kept neat; therefore, the allotted parking stalls cannot be used for storage of any kind. The owner must clean up oil and other leaks and stains immediately.
17. Common property, such as carts, ladders, etc., must be returned to its storage place after use.
18. No vehicle belonging to an owner or guest shall be parked in such a manner as to impede or prevent ready access to another owner's parking space or vehicle, and pedestrian entrances and exits. The flow of traffic within the garage area is "one way." Cars shall enter through the north gate and exit through the west gate. The fine for entering or exiting the garage via the wrong gate starts at \$100.00. Since this is a serious safety issue, residents will not be given a warning notice. Each occurrence will be fined.
19. Work done on cars, motorcycles, boats, etc., in carports must be done in such a manner so as not to restrict traffic, carports of other owners, or common areas. All work must be cleaned up immediately upon completion. No noise is permitted in the garage area, which would reasonably bother other owners. Cars should not be washed in the garage area.
20. Owners must not use or permit their guests, tenants or members of their family to use the garage spaces of other owners.
21. Any damage to building's recreational facilities or equipment or any other common area property caused by an owner, their family, guests or employees/contractors, shall be at the expense of the applicable owner.
22. Skating of any kind, bicycling, running and any other similar activities are prohibited on the walkways and in the garage.
23. Owners shall be held responsible for the actions of their children, tenants, and their guests at all times.
24. Wherever the word "owner" is used in this document, the word "tenant" shall equally apply.
25. Owners must give a copy of the Rules and Regulations to their tenants prior to their move in.

26. Construction (which includes remodeling) work hours at Peacock Ridge are limited to 8 am to 5 pm on Monday through Friday, 9 am to 4 pm on Saturday and no work on Sunday.
27. No smoking is allowed in the common areas within the complex. Please note: the common areas include the restricted common areas which are those portions of the common area that are set aside for the exclusive use of the unit owners such as balconies and parking spaces.
28. Owners should provide access to their units for emergency issues. Owners may leave a key with a neighbor and notify the HOA Property Manager where the key is located. If no key is provided, in extreme emergency, the Property Manager or a Board Member will call a locksmith if time allows. If time does not allow (e.g., flooding, fire, etc.), forced entry is authorized. If forced entry is required because owner did not provide timely access to a key, the owner will be responsible for any repairs that result from the forced entry.

B. SWIMMING POOL AREA

1. The pools and pool area are for the use of the owners and their invited guests only. The number of guests in one group in the pool and pool area at any one time shall not exceed four or one family.
2. A resident adult must accompany all guests at all times.
3. Residents are reminded that they are responsible for the conduct of their guests at all times.
4. Pool hours are from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and from 8:00 a.m. to 11:00 p.m. Friday and Saturday. No lifeguard is on duty and the owner assumes full responsibility for self and guests. Please observe all safety and sanitation rules. Children must not only be accompanied but also supervised at all times by the adult responsible for them. No boisterous or rough play is permitted in the pools or in the pool area.
5. The use of glassware or glass bottles in the pool area is prohibited. Please use non-breakable containers.
6. It is requested that all individuals cooperate in maintaining maximum cleanliness in the pool area.

7. No pets are allowed in the pools or the pool area.
8. Please dry yourself off before leaving the pool area.
9. The temperature controls for the pools are not to be changed without permission from the BOD.

C. SUGGESTIONS

Please note that the maintenance requirements by the Homeowners Association on common property will depend in large measure on the care and consideration exercised by each and every homeowner and their guests. If the maintenance costs are high and the current budget is not sufficient to meet these costs, each owner's assessment will have to be increased accordingly. For example, do not leave water running unnecessarily. Inside unit water costs each owner money through the Association assessment.

NOTE

These Rules and Regulations do not supersede or change the By-Laws or Covenants, Conditions and Restrictions (CC&R's) in any manner. They do have the same status of law and enforceability.