

The Village at Pebble Lake

RULES AND REGULATIONS

February 15, 2019

In accordance with By-Laws Article 4, Section 4.II.f, "Board of Directors Powers and Duties," elected Board Directors are authorized to "adopt and amend administrative rules and regulations governing the details of the operation and use of the Property, real and personal." The Rules and Regulations expand upon and detail the information found in the By-Laws as well as the Declaration of Covenants, Conditions and Restrictions for The Village at Pebble Lake.

The purpose of the following Rules and Regulations is to establish guidelines for all residents so that the community will remain an attractive and harmonious place to live. Rules and Regulations shall apply to all homeowners and their families, as well as guests, employees, agents and lessees. Homeowners shall be responsible for the actions of such persons or agents.

For alteration or modification of individual properties, homeowners may apply to the Architectural Review Committee (ARC) for approval of submitted plans. In the event of extenuating circumstances, including compliance with ADA and other federal and state law, homeowners may apply to the Board for a waiver.

Structural modifications which predate this document shall be grandfathered and allowed to remain in place. No such modification shall be deemed a precedent for future waivers of rules.

Homeowners may report complaints of violations of these Rules and Regulations to the Homeowners Association at president.board@pebblelakehoa.com. All reports, which must be in writing and signed with your name, will be kept confidential.

1. Pets

- a. Only common household pets, not bred or maintained for commercial purposes, shall be housed in any home.
- b. No doghouses are allowed, and no pet shall be left tethered outside anywhere on the homeowner's or common properties.
- c. Pets, when outdoors, must remain under an adult individual's command and be maintained on a leash. Such individuals shall be responsible for the immediate cleanup of all pet litter and waste anywhere on the property, including homeowners' personal yards.
- d. An owner who keeps a pet or allows another individual to bring a pet on the property shall be liable for any damage or injury to persons or property caused by such pet.
- e. Owners shall be responsible for compliance with all applicable Hanover County animal control ordinances.

2. Common Areas

- a. All improvements, maintenance and landscaping of common areas shall be the responsibility of the Homeowners Association. No alterations may be made to these areas without approval by the Architectural Review Committee (ARC).
- b. No items may be placed on any common area (e.g., furniture, artwork, signs, statuary, ornamental rocks, etc.) without approval by ARC.
- c. Fishing is allowed for residents and accompanied guests. All persons fishing must have a fishing license.
- d. No swimming is allowed in the lake.

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3. Individual Properties

- a. Properties must be kept clean and clear of debris; exterior appearance of homes must complement the community as viewed from common areas.
- b. Nothing may be added to any exterior walls that requires drilling, nailing, screwing, or gluing or in any way creates a permanent attachment without approval by ARC.
- c. Plants, shrubs and flowers may be planted by homeowners within three feet (3') of the front or side of the house perimeter and must be maintained by the homeowner. On the front of the house, plants may grow no higher than window sill height.
- d. Appropriate privacy window treatments are required (sheets, blankets, etc., are prohibited) and must be well maintained.
- e. Front storm doors must be white or the same color as existing wood trim and must be of full-view design (no cross rail) with no ornamental features; screen inserts may be installed in storm doors (no other screen doors).
- f. Rear storm doors must be white or the same color as existing wood trim.
- g. Awnings are not permitted on the front of properties. Door awnings are allowed on the rear following ARC approval of color and materials.
- h. Homeowners must apply to ARC for approval to install a satellite dish on the roof and those homeowners will be responsible for any related roof issues. Satellite dishes are to be located at the rear of the house and are not exceed two feet (2') in diameter.
- i. Exterior lighting is limited to conventional white or clear bulbs.
- j. Solar lighting at ground level to illuminate the front walkway is allowed; floodlights and other exterior lighting must be approved by ARC.
- k. No items (toys, bikes, towels, swimsuits, garden equipment, fishing poles, trash containers, etc.) may be left on front porch or front/side yards when not in use.
- l. Barbecue equipment, toys, bikes, etc., if kept in good repair, may be stored in the backyard.
- m. Container gardens in the backyard are allowed, not to exceed fence height or allowed to grow into neighboring yards.
- n. One sign for the purpose of selling property may be located in the homeowner's yard and may be no larger than 3'x3' (no other signs in yards or windows are permitted).
- o. The following are specifically prohibited:
 - i. Window air conditioners or fans
 - ii. Hot tubs
 - iii. Aboveground swimming pools; kiddie pools must be kept in backyards
 - iv. Newly constructed or freestanding storage sheds
 - v. Basketball goals
 - vi. Clotheslines

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4. Trash
 - a. Trash containers must be kept in backyards away from rear access roads.
 - b. No trash or cigarette/cigar butts shall be discarded on the property.
5. Parking/Vehicles
 - a. Speed limit within the property is 15 mph.
 - b. No vehicle shall be parked for more than a short period of time in any manner which blocks the street.
 - c. Curb parking on the street is allowed for loading/unloading. No overnight parking on street thruways is allowed.
 - d. No recreational, storage or oversized vehicles (i.e., trailers, boats, campers, moving vans, etc.) may be parked in the community overnight.
 - e. Storage containers (e.g., PODs) may not be placed in the street directly in front of buildings or in parking lots; one such container may be parked in homeowners' rear parking areas for a period not to exceed 15 days.
 - f. Inoperable vehicles which are parked in any common area for more than seven days may be towed off the premises at the vehicle owner's expense.
6. Offensive Activity/Noise
 - a. Noxious or offensive activity on the part of residents or animals or anything which may become an annoyance or nuisance to the neighborhood is prohibited.
 - b. Noise which shall interfere with the quiet enjoyment of other homeowners is prohibited, in accordance with Hanover County ordinances
 - c. All homeowners should be in compliance with Hanover County Code of Ordinances, Section 16, Offensive Activity/Noise.
7. Solicitation and Yard Sales
 - a. No door-to-door solicitations or doorhanger promotions are permitted.
 - b. Yard sales by individual homeowners are prohibited unless approved by ARC.
8. Exterior Decorations
 - a. Outside seasonal decorations may be displayed for up to one month prior to and one month after the holiday season.
 - b. On generally recognized patriotic holidays or any other time where the flag of the United States of America is displayed, residents must follow established flag protocol.
9. Property Rentals

Property owners are responsible for ensuring that rental tenants receive and abide by all governing documents of the Association, to include By-Laws; Articles of Incorporation; Declaration of Protective Covenants, Conditions and Restrictions; and Rules and Regulations.
10. Property Sales
 - a. Sellers of homes are responsible to ensure that buyers receive all of the governing documents for the community (i.e., Articles of Incorporation, By-Laws, Declaration of Covenants, Conditions and Restrictions, and the most current Rules and Regulations for the The Village at Pebble Lake).
 - b. All assessments must be current through the closing date of the sale.

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11. Waivers and Property Alterations

Property modification applications will be considered by the Architectural Review Committee and approved or denied by the Board of Directors. Waivers in writing to requirements of these Rules and Regulations may be provided by the Board of Directors. Any such waiver or approval shall be strictly limited to the specific application for which it is granted. No waiver or approval shall be deemed to be a precedent for any other application.

12. Penalties for Violations

In accordance with the By-Laws, Article 7, Section 7.6, Charges for Violation of Rules, etc., "The Association shall have the power to assess charges against any Lot Owner for any violation of the Governing Documents or of the rules and regulations promulgated pursuant thereto . . . the Lot Owner shall be given an opportunity to be heard and to be represented by counsel before the Board. . . . The amount of any charges so assessed shall not exceed fifty dollars for a single offense or ten dollars per diem for any offense of a continuing nature . . ."

END OF DOCUMENT