

RULES AND REGULATIONS FOR  
PEBBLE CREEK CONDOMINIUM

General Rules

1. No commercial or business activities shall be carried on in any Unit except as permitted by the declaration.

2. No soliciting of goods, services or religious activities shall be permitted on the premises by a resident, guest or other person, except as approved by the Board of Directors. Newspaper and laundry solicitations are excepted from this rule.

3. No sign, signal or lettering shall be inscribed or exposed on or at any window or other part of any Building, nor shall anything be projected out of any window.

4. Each resident and guest who installs drapes in his or her Unit shall line them with a material so that when viewed from the outside the exterior of the Buildings they will present a uniform appearance with the other Units.

5. No radio or television antenna shall be erected or maintained outside the physical confines of a Unit.

6. No awnings, air conditioning units or other projections shall be attached to outside walls of the Building or to the exterior of any door or on the balconies.

7. No items shall be hung on any balcony or from any balcony railings. Clothing or laundry shall not be hung in doorways or windows in such manner as to be in view of persons outside of the Building.

8. Only furniture and potted plants appropriate to balconies may be used thereon. Containers shall be placed under all pots so as to avoid the dripping of water. Screens and other articles which, in the opinion of the Board of Directors, are unsightly shall be removed from balconies upon the written request of the Board of Directors.

9. The watering of plants and sweeping and mopping of balconies and adjacent areas shall be accomplished in a manner which will not create a nuisance to persons residing in lower or adjacent Units or to persons on the grounds of the Property. Articles shall not be thrown off of balconies.

10. No bicycles shall be left or allowed to stand on any of the Property, other than within the confines of a Unit or storage area assigned for that purpose.

11. Residents or guests shall not bring onto, store or use on the premises any hazardous fluids, such as gasoline, kerosene, naphtha, benzine, explosives or articles deemed especially hazardous to persons or property. Individual exceptions for small quantities of such fluids or articles may be arranged with the Secretary of the Association at the discretion of the Board of Directors.

12. Maintenance personnel shall not be asked to do work within any Unit except in an emergency which endangers other Units or the safety of residents or guests.

13. No employee hired by the Board of Directors shall be asked to conduct any private business for an occupant or owner of a Unit.

14. The Board of Directors shall retain a pass key to each Unit. No lock shall be altered nor may a new lock be installed without giving to the Board of Directors a new pass key for such lock the same day it is installed.

15. No resident or guest shall make or permit to be made any unreasonable noise in the Building which will annoy or interfere with the rights, comforts and convenience of other residents or guests.

16. Cigarettes shall not be lighted or smoked in any portions of the Common Elements within any building.

#### Rentals

17. The Secretary of the Association shall be notified by the Unit Owner of the name and duration of stay of any tenant or when his or her Unit is expected to be vacant for more than seven (7) consecutive days.

18. The Unit owner shall be responsible for the acts or omissions of the tenant's occupant and guests of his or her Unit.

#### Common Elements

19. The Common Elements shall not be obstructed or used for purposes other than ingress and egress or their other intended purposes.

20. No items of personal property, including baby carriages, shopping carts, bicycles, shoes, door mats or plants shall be left or allowed to stand in any part of the Common Elements.

21. Electrical and plumbing apparatus, such as toilets and garbage disposals, shall be used only for the purpose for which they were constructed. No sweeping, hair, rubbish, rugs, paper, or other substances shall be thrown into plumbing apparatus. Any damage resulting to any Building or Units from such misuse shall be paid for by the resident or guest who caused same.

#### Parking Areas

22. Each resident and guest shall park his or her car only in such parking stall or stalls as may be assigned to him or her or in any parking area set aside for general use. Cars parked in stalls assigned to another may be removed by the Board of Directors. Residents and guests shall not allow their cars to protrude beyond parking stalls or to block the entrance or exit driveways. Only operative automobiles and other authorized vehicles may be parked in parking stalls.

23. No repairs to vehicles shall be permitted on the Property, with the exception of minor emergency repairs. No undue racing of engines or tire-squealing accelerations shall be permitted.

24. Parking areas shall not be used for any recreation, including bicycle riding, ball playing or skateboard riding.

25. No personal property such as boats, trailers, lumber, crates, furniture or any other items shall be stored within the assigned parking stall or parking area.

26. Guest parking, if any, shall be under the supervision of the Board of Directors and shall not be used by residents for their own vehicles. Guests shall park only in authorized areas.

#### Swimming Pool

27. Except as otherwise approved by the Board of Directors, the swimming pool will be closed from 7:00 p.m. to 10:00 a.m. each day.

28. No alcoholic beverages shall be consumed in or in the immediate vicinity of the swimming pool.

29. Persons using the swimming pool or the areas adjacent thereto shall not do so with excessive noise or otherwise create a nuisance or disturb other residents.

### Refuse

30. No garbage cans, waste containers, or other similar articles shall be placed outside the confines of a Unit except as the Board of Directors shall prescribe.
31. All garbage shall be wrapped or bagged before depositing into garbage containers.
32. No inflammable materials, such as paint, paint thinner, solvent, gasoline or other combustible materials shall be put into the garbage bin.

### Pets

33. Only one dog or cat weighing less than thirty-five (35) pounds may be kept in a given Unit.
34. Any one or more dogs, cats or other animals may be excluded from the Property, even though other animals of the same species and breed are permitted to remain.
35. Pets shall not be kept, bred or used for any commercial purpose on the Property.
36. No pets of guests shall be allowed on the Property.
37. Pets shall not be allowed out of a Unit or Building unless in the custody of their owner and on a leash not to exceed four (4) feet in length.
38. Pets shall be curbed only in the street gutter.
39. Any damage caused by a pet to any Building, grounds, flooring, tile, carpeting, stairs or other portion of the condominium shall be the full responsibility of each owner of such pet. Any damage caused by cleaning, chemicals or other such materials used in the attempt to remedy such damage shall also be the full responsibility of such pet owner, who shall pay the full cost of restitution or removal or replacement of such damaged items.
40. Financial and all other responsibility for any personal injury or personal property damage caused to any owner, occupant, or guest, or to any member of the public or employee of the Association shall be solely that of the pet owner.
41. Any pet which is a nuisance or causes unreasonable disturbance to any resident or causes damage to any Building or Common Elements shall be removed by the owner promptly upon written request by the Board of Directors. Costs, if any, involved in removing and boarding any pet shall be borne by the pet owner.