

PECAN GROVE PLANTATION HOMEOWNERS ASSOCIATION RULES AND REGULATION

05/14/07

1. Any alteration(s) or additions to the exterior of the homes and lots must be approved in writing by the Developer or Association's Architectural Review Committee (ARC) in advance of the work beginning.
2. There shall be no signs, fencing or parking permitted within the road right-of-way.
3. No trailer, truck, van, mobile home, doublewide mobile home, modular home, structure constructed off-site, tent, camper, barn, garage, or other outbuilding or temporary structure parked or erected on lots in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
5. Dogs, cats and birds are allowed to be kept on the lots. The animals are not allowed to freely roam the community. The Association and the Board of Directors does have the ability to contact any government agency to have the animals found not on leashes removed from the community.
6. There is to be no disposing of trash, garbage and waste materials on any lot, adjacent common area or any water way connected to the community.
7. It will be the responsibility of each lot owner to prevent any unclean, unsightly or unkempt condition of buildings or ground on such lot. All lots will have to be mowed or bush hogged on a regular basis.
8. Bottled gas containers and oil tanks will be screened from public view.
9. Trash, garbage and all other waste material will be kept in a sanitary container or trashcan. All trashcans will be screened from view from all roads, all other lots and from the Common Property.
10. No outside clotheslines permitted in the community.
11. No satellite dishes, more than twenty-four (24") inches in diameter shall be permitted. ARC approval required in writing as to placement on the lot or home.
12. Mailboxes shall be of a design, color and choice of material approved by the Declarant or ARC. No separate newspaper boxes are permitted in the community and must be attached to the mailbox post. All mailboxes and newspaper boxes must be approved in writing by ARC.
13. All fences must be approved in writing as to color, height, design and location must be approved in writing by the Declarant or ARC.
14. There shall be no junk, inoperable or unserviceable vehicles or salvage stored or placed on any lot in the community.
15. Unless located within enclosed garages, no large boat and/or boat trailer (over 28 feet in length), travel trailer, motor home, tractor trailer truck, or any other such vehicle shall be kept or maintained or located upon any lot unless and except with prior approval in writing by ARC. Other boats and/or boat trailers (less than 28 feet in length) must be stored behind the building set back line and shall not be visible from any street right of way, common property, or any adjoining lot.
16. All "For Sale" and "For Rent" signs must be approved in writing prior to them going up in the community.
17. There are no short term leases permitted in any home in the community. The shortest-term lease is for six (6) months. The Association and its Board of Directors does have the ability to ask any owner to provide a copy of the lease showing the actual dates of occupancy.

Violation Fines:

1st – Violation Letter/Warning

2nd - \$50.00 Fine

3rd - \$75.00 Fine

4th - \$100.00 Fine

5th - \$100.00 Fine per day until compliance