



## **Supplemental Rules and Guidelines**

**APPROVED by the Board on February 20, 2019**

This document is specific to the PebbleCreek Villas Association, Inc. (Villas 43B) and is supplemental to the PebbleCreek Golf Resort Homeowners Association #1, Inc. (Master Association) Community Rules and Architectural/Landscaping Guidelines. It is intended to provide additional guidelines and clarification to the homeowners in the Villas Unit (43B) and provide a listing of items the homeowners of the Villas will be able to do and items that homeowners specifically will not be able to do:

These updated Rules and Guidelines for Villas Unit 43B, replace all previous versions and supplement the current edition of the PebbleCreek HOA Guidelines.

### **SPECIFICALLY, NOT ALLOWED:**

- Additional Yard Plants or Trees
  - Landscaping is taken care of by the landscaping contractor hired by the Villas HOA & covered by the monthly Villas HOA dues
- Additional Water Drip Systems from faucet to pots, plants or trees
- Fireplaces or Wood-burning Fire Pits
  - Wood-burning fire pits or tables with wood-burning fire pits
- Hanging Hammocks
- Hanging Pots
- Hot Tubs
- Low Density Lights, Motion Detector Lights, or landscaping lights, solar or otherwise
- Pots/Planters in landscaped common area in Front, Sides or Back of units. See "Pot in Front Yard" under Permit and Fee section below
- Yard Art
  - Items in front, sides or rear landscaped common areas or on concrete walkways, i.e., metal sculptures of any kind, additional rock specimens beyond those provided by the Villas HOA decorative items, garden flags, artificial turf, shepherd's hooks, wind chimes, or similar items

### **Homeowners will be allowed to install the following: HOA Minor Permit & Fee of \$10.00 Required BEFORE installation (Homeowners expense)**

- Bird Deterrents, such as pigeon-proofing on roof
- Concrete Coating
  - At back of Villa and entry way (Harmonious Color)
- Courtyard Furniture
  - Near Front Door (alcove)
- Flag Bracket/Flag, attached to Villa Structure painted to match Villa
- Free standing art on back patio
- Pavers on Back Patio
  - Since driveways are shared (double) this is not allowed in front of house
- Pots on back patio and in alcove at front door
- Roll Down Shades/Sun Screens for back patio
- Security Door at front door entry
- Solar Tube(s). Homeowner must list the name and address of the contractor on permit form along with contractors' number and license number
- TV mounted on wall of back patio

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- Front doors can be replaced at owners' expense only with doors that were originally available for installation in the approved Options List for the Villas (4)
- Sun Screens
  - Allowed on all windows
  - Brown Only (80%) – Not Black
- Wall Art
  - Near front entrance and at back of Villa on/in patio
  - Mounted on back patio walls
- Pot in Front Yard – One flower pot not to exceed 30 inches above finished grade, containing a live plant may be located in small rock area adjacent to driveway or the entry way leading to Villa alcove. Colors of such pots shall be compatible with the community standard. No other pot locations on stone landscaping or decorative items are permitted
- PATIO Extensions – Patio extension post construction. Patios may be extended with concrete or pavers up-to 7' feet from original design patio (as per attached 43B floor plans). Color and type of pavers must meet Villa PebbleCreek Design guidelines. No other extension or materials may be used for extensions. Patio extensions are not to exceed the dimensions provided on the Villa Website. Extensions are to be done only by an approved contractor at owners' expense. If plants or irrigation parts need to be moved, the work must be done by the current Landscape Contractor at the owners' expense (Landscape Contractor to invoice owner). Must obtain Villa permit for approval. Prior to start of project, owner, landscaper and HOA representative, must meet at site to review details of the proposed construction
- Portable pet fences, including manufactured free-standing pet fences, must be approved by Villa HOA prior to issuance of Permit. Height of fence not to exceed 3 feet and not attached to Villa
- Garden hose holders. Pot or reel type are allowed. All pot or reel type holders may not be placed in the common area. They can be placed on the patio. Garden hoses on the ground or hanging on the water pipes, as well as stationary hangers or hose reels mounted on the wall, are not permitted
- Gas Line – must be installed by authorized licensed contractor only. Located on column near barbeque. For barbeque use only
- Propane Fire Pit Tables, Tables with propane pit or heater, and standing propane heaters are allowed only on patios. All propane devices are to be installed according to manufactures specifications
- Satellite Dish
  - Must be mounted (off the ground) on metal pole anchored in concrete. Dish, pole and concrete must be removed by owner within 30 days of service termination

## **Homeowners will be allowed to install the following: No Permit or Fee Required –**

- Portable/Free Standing BBQ Grill, as long as it is used on the concrete pad extension. This includes gas grills, charcoal grills and smoker grills
- Patio furniture on back patio
- Key lock boxes mounted near the front door

## **Waste Receptacles**

All Waste Receptacles Must Be Stored in Garage

Any damage caused to the Villa structure or landscaping by the homeowner installed items must be repaired by the homeowner at their expense. Damages will be determined and reviewed by the Board of Directors or its designated representative.