

RULES AND REGULATIONS

Peppertree Owners Association

The following rules and regulations are guided by Peppertree's By-Laws and Covenants:

A. General Responsibilities

1. Assure that your family members, guests, and tenants abide by Peppertree's Rules and Regulations.
2. Devote each home exclusively to residential use. Commercial activity is prohibited.
3. Allow access to your home when needed to carry out Association responsibilities such as termite inspection.
4. Require your work crews to clean up and remove their materials, debris and litter. Work crews must park vehicles in driveways or on the road but not on grass or any common area.
5. Fishing, swimming, boating, and storing boats are not allowed on the pond.
6. Planting, building on or modifying common property is prohibited.
7. Temporary structures or outbuildings are not permitted.
8. Antennas, satellite dishes and solar panels need ARB approval before being erected. Under Indian River Shores Ordinance Sec. 161.04, they are restricted in placement and must have screening provided.
9. Trash/Garbage/ Recycling bins must be stored in an *approved storage location*. The preferred location is inside your garage but if stored outside, they must not be visible from the street or an adjoining property.
 - They should be put out no sooner than noon the prior day before a pickup is scheduled. Return the bins to your approved storage location by the end of the pickup day. The bins must have a cover in place.
 - Trash and recycling is picked up on Monday.
10. The speed limit within the Peppertree community is 10 mph and is strictly enforced for everyone's safety. Special care must be taken when driving through the North Peppertree Drive 'S-Curve'.
11. Garage sales and yard sales are prohibited.

B. Association Swimming Pool

1. Use of the Association pool is restricted to owners and, tenant's families, and guests.
2. The pool may be used only between the hours of 8AM and 10PM.
3. Comply with safety and procedure rules posted at the pool.
4. Children under the age of 16 must be accompanied by an adult at all times.
5. Safety rules are clearly posted at the pool and must be obeyed.

C. Parking

1. Park owner's and tenant's cars only in garages and driveways.
2. Park vehicles of service people and guests in driveways if space permits. Otherwise, park in the temporary parking spaces located at the entrance and exit, and at the end of both North and South Peppertree Drive.
3. Do not park on the grass.
4. The temporary parking spaces may not be used for regular parking by owners or their tenants.
5. Only vehicles that can be kept in the garage of a villa are permitted on the property. In accordance with Indian River Shores Ordinance Section 161.01, residents' pickup trucks, work trucks, boats, recreational vehicles, if any, must be kept in their garage.
6. Unregistered vehicles, covered vehicles, vehicles with display advertising, or vehicles undergoing repair/renovation cannot be stored in driveways.

D. Pets

1. Keep pets leashed when outside.
2. Pets must never be attached to any outdoor structure, ground hook, or tree unattended.
3. All owners and guests must clean up after their pets.
4. The number of dogs per household is limited to no more than two (2) per household and no larger than 50 pounds each. But only one (1) dog is allowed per household if it is over 50 pounds.

E. Appearance

1. The exterior appearance of your home or property cannot be modified without the prior approval of the Architectural Review Board. Proper approval forms for modification requests are included in your Peppertree Homeowners Manual. The approval form as well as a description of the approval process, can also be downloaded online from the Caliber portal https://frontsteps.cloud/CaliberWeb2_ElliottMerrill#!/. In addition to ARB approval, many exterior changes such as door and window replacement require permits from the town of Indian River Shores. It is the owner's responsibility, or their contractor, to properly apply for permits.
2. A security alarm that sounds on the exterior of your home is not allowed.
3. Except for home security signs, signs on your property are not allowed. One home security sign may be placed in front of your home close to the entry.
4. Hurricane shutters can be closed or in place only from May 1 through November 30.
5. Motorcycles (both two and three wheels) are not allowed.
6. Garage doors should be kept closed unless the owner is working in the garage or front yard. Leaving garage doors open is discouraged.
7. Owners may "opt out" of the landscape trimming service provided by the Association. However, owners opting out must trim and maintain their

landscaping to the same standards and frequency used by the Association's landscape maintenance contractor.

F. Noise – Please Respect Your Neighbors

1. The use or operation of any power tools or portable mechanical equipment, including a power saw, sander, drill, grinder, lawn or garden equipment or tool used outdoors by the homeowner should be minimized on Saturdays, Sundays and holidays.
2. Outside contractor hours are limited to weekdays during the hours of 8am to 5pm unless special ARB approval is obtained.
3. In accordance with Indian River Shores Ordinance Article IV, No. 96.50, extraneous noise by the homeowner should be minimized between the hours of 10 PM and 7AM.

G. Association Maintenance of Property

The Association contracts for the following:

1. Grass cutting and edging.
2. Application of fertilizer, insecticides and weed control chemicals to grass.
3. Trimming, fertilizing, and spraying shrubs.
4. Supplies re-use water for irrigation.
5. Adjustment of sprinkler heads and sprinkler clocks. Owners are not permitted to adjust sprinkler heads, tamper with irrigation boxes or time clocks, alter the watering times, or modify any part of the irrigation system.
6. Maintenance for sprinkler system time clocks, valves, pipes, sprinkler heads and other parts and materials pertaining to the irrigation system.
7. Paints the outside-only of courtyard walls. Painting the inside of courtyard walls is the owner's responsibility.
8. Painting of post lights and replacement of post light bulbs and sensors for homeowners, as necessary.
9. Maintenance of mailboxes and mailbox posts including painting, hinge replacement, and post straightening.
10. Annual inspection for termites and a basic policy of insurance against subterranean termite damage.
11. Trimming of the oak trees in front yards and on common property to be done over a 3-year cycle. Approximately one third each year on a continuous schedule.
12. Annual trimming for appearance and storm safety all palm trees.
13. The association employs, through the management company, a maintenance person whose hours are posted on the bulletin board at the pool. They take care of the pool, the front entrance, minor irrigation repairs and other miscellaneous items.
14. Owner questions relating to the Association's maintenance of the property should be directed to Elliott Merrill Community Management.

H. Owner's Responsibility for Maintenance and Repair**Repair and maintenance of:**

1. Exterior and interior of home.
2. Periodic roof and gutter cleaning to remove dirt and mold.
3. Patios, driveways and walkways.
4. Electric and fresh water supply.
5. Painting of home, painting inside of courtyard wall, and electrical repair of lamp post fixture.
6. Private pool or spa.

Replacement of:

1. Flowers, sod, shrubs and trees. All landscaping changes to the homeowner's unit must be approved in advance by the ARB.
2. Exterior lighting must conform with the latest ARB requirements.
3. Light posts, its light fixture, mailbox and mailbox post with identical replacement and material.

I. Occupancy

1. Occupancy of a home is limited to one family. A family refers to one natural person (as opposed to an artificial entity); or a group of two (2) or more natural persons living together each of whom is related to each of the others by blood, marriage, legal custody, or adoption; or not more than two (2) persons not so related, who reside together as a single housekeeping unit, along with their children, if any.
2. Not more than two people per officially designated bedroom can occupy your house, except for short-term visits by family or friends.

J. Leasing

1. An owner is allowed only one (1) lease in any 12 consecutive months, and that lease must be for a minimum of three (3) months.
2. The lease must comply with these Rules and Regulations Section I, Occupancy, regarding the family unit.
3. Provide a copy of the lease to the Board of Directors and the attached "Rental Information" form a minimum of 7 days prior to the start of the lease.
4. The owner must provide a copy of these Homeowner Rules and Regulations to the lessee and to the rental agent.

K. Sale

1. Notify the Board of Directors in writing when you put your home up for sale using the latest approved forms.
2. Provide the Board of Directors with a listing agreement including the telephone numbers of the listing agent.

3. Provide a copy of these Rules and Regulations to the realtor named on the listing agreement, to any successor realtor(s), and to the new owner upon transfer of title.
4. Notify the Board of Directors when you are under agreement to sell your property. Such notification should include the planned date for transfer of ownership and be provided in writing within seven days of entering into a sales agreement, but in no event later than seven days prior to transfer.

L. Association Meetings

1. The Board of Directors meets once a month, typically on the 4th Thursday. Homeowners are welcome to attend. A notice of the meeting will be posted at the entrance and/or pool bulletin board.
2. The Annual Meeting is held in March at which time officers are elected. Before the annual budget is adopted, a meeting is held to review it with owners. Notifications are mailed to homeowners prior to each of these meetings.