

SECTION 1: ENABLING DOCUMENTS/AUTHORITIES

1.1 DEED RESTRICTIONS

III. RESTRICTIONS, COVENANTS AND RESERVATIONS. C. GENERAL. PARA. 5. MEMBERSHIP IN ASSOCIATION:

Upon the approval of a purchaser's application for membership in the Association and the execution of a sales contract or the issuance of a deed, each purchaser of a lot (whether from Dedicator or a subsequent owner) shall become a member of the Association, a non-profit organization organized for the purpose of providing its members with a clubhouse, private recreational facilities and the establishment and maintenance of private ways, security protection and other services for the common benefit of all lot owners. Said membership shall be conditional upon observance of the Rules and Regulations established by the Association for the benefit, general welfare of its members, and for the operation thereof. Said membership shall also be conditional upon payment, when due, of such dues, fees and charges as the Association shall find necessary for the maintenance of the aforesaid facilities and services and any other services and benefits which the Association may provide for the benefit of lots, facilities and members.

1.1 USE OF ASSOCIATION PROPERTY AND COMMON FACILITIES

PPOA BY-LAWS, Article Four

Section 1: "The use and enjoyment of the Association Property and Common Facilities is limited to those persons or entities who are members of the Association (including tenants or lessees approved as members), as hereinafter set forth, and their respective families and guests, subject to Section 2 hereof. Use and enjoyment of Association Property and Common Facilities shall, pursuant to rules and regulations established by the Board of Directors, be limited to members who are current in payment of assessments as provided herein".

1.2 REGULATIONS FOR USE OF ASSOCIATION PROPERTY AND COMMON FACILITIES

PPOA BY-LAWS. Article Four

Section 2: "Such Rules and Regulations as may be necessary for the orderly use and management of Association Property and Common Facilities, including but not limited to, Rules and Regulations concerning the rights and privileges of tenants and guests of members, shall be made by the Board of Directors of the Association, or by committees appointed by the Board of Directors for such purposes; subject, however to the provisions contained in these By-laws concerning appointment or designation of such committees".

1.3 SUSPENSION OF MEMBERSHIP RIGHTS

PPOA BY-LAWS, Article Five

PPOA Rules and Regulations

Section 2: “The Board of Directors may suspend or revoke the membership rights (in whole or in part) of any member who fails to comply with applicable By-laws, Restrictive Covenants, Rules and Regulations. Such suspension or revocation shall not be ordered until after the member involved has been given an opportunity for the member or an appointed representative to appear before the Board to explain the non-compliance with rules and regulations. Any member who has an account that is past due over 60 days will be advised by Certified Mail Return Receipt Requested that his membership privileges have been suspended and that a \$25.00 handling and certified mail expense will be charged. The member may make a written request for the member or an appointed representative to appear before the Board of Directors at the next regular meeting of the Board of Directors. Such suspension or revocation shall not have the effect of denying the member access to his lot, condominium unit, or apartment. Such suspension or revocation shall not affect the continuing obligation of the owner to pay assessments or other charges previously accrued or penalties thereafter accruing”.

PPCC BY-LAWS. Article Nineteen.

Section 1: “The Board of Directors shall make and publish such rules of conduct describing the standards of conduct acceptable on or about the recreational area and facilities and as in the Board’s sole discretion shall be deemed advisable”.

Section 2: “Any person who violates any provision of the Regulations shall be subject to a fine, denial of access to the recreational areas and facilities and the rights attendant thereto, and suspension from membership but with no reduction of any assessments due monthly or annually to the Corporation all as determined by the Board of Directors after affording the alleged violator an opportunity for a hearing before it”.

SECTION 2: ENFORCEMENT

- 2.1** Disciplinary action for non-compliance with PPOA and PPCC Rules, Regulations and By-laws are contained in accordance with reference set forth in SECTION 1 hereto.
- 2.2** The General Manager will receive and respond to, as expeditiously as possible, all complaints from committees, members and supervisory staff members. Prior to action, manager will as deemed necessary, authenticate the accuracy of complaints. Recommended actions for unresolved complaints, will be submitted to the Board at regular meetings. Submissions by the General Manager will be made in writing, identifying the complaint, the accuser and recommended action.
- 2.3** Rule Violations: Authority for enforcement is delegated by the Board of Directors to the General Manager, his assigns, and to the Architectural Control Committee (ACC) within their area of Architectural Control authority. They are empowered to issue citations for violations that are directly observed or when there is reasonable belief that just cause exists for the issuance of a citation. Citations may result in fines or restrictions.
- 2.4** The ACC and Security Administrator and the Uniformed Security Officers of Pecan Plantation are designated as having rules enforcement authority under Rule 2.3. Members are required to comply with reasonable requests for information made by Security Officers. Failure to comply with such reasonable request will be considered a flagrant rule violation.
- 2.5** Pecan Plantation Management, Security Personnel, and ACC Members shall have access to lots, excluding residences or enclosed outbuildings, for the proper and authorized performance of their duties.

(As Amended 7-1-04)

SECTION 3: GENERAL ADMINISTRATION

Forms for filing complaints may be obtained from the Reception Desk or Security. The form must be signed before being submitted to the General Manager's office for action. The General Manager will review and respond in accordance with Rules and Regulations.

3.1 SIGNS

- 3.1.1** Advertising signs are restricted to those posted by the Association on the present PPOA lot sign located on the front left corner of each lot. Signs will be 12" X 18" with the Pecan Plantation logo on top. The words "Offered By", house/lot number, name and telephone number may be printed on the sign. NOTE: Advertising signs may be ordered through the Association.
- 3.1.2** "Residence for sale" or "Builder Information" signs may be displayed in the window of a residence (posted on the inside or outside of the glass), up against the house when windows are not available or on the temporary trash bin (until windows are in the house) or at a location approved by the ACC & Security Administrator. Signs may be no larger than 2 feet by 3 feet (including frame and or background) and are limited to 2 signs per residence unless approved by the ACC & Security Administrator. Informational tubes may be placed adjacent to mailbox. The tube must not exceed 3 inches in diameter, and not to exceed 12 inches in length with the tube being of clear plastic. The tube must be located on a post within 12 inches of the mailbox and must not exceed the total height of the mailbox. Any exceptions must be in writing and approved by the General Manager or ACC & Security Administrator. **(As Amended 9-2-04)**
- 3.1.3** Political candidate signs may be displayed thirty (30) days prior to the official election date and must be removed within three (3) days after the election date. Signs may only be placed in a portion of the yard that is adjacent to the street. Signs may not be placed within the PPOA right-of-way or along the golf course. The PPOA right-of-way extends 15 feet from the edge of each road. Signs may be no larger than 2 feet by 2 feet. Only one sign per candidate is allowed per lot. **(As Amended 2/28/02)**
- 3.1.4** Signs supporting participants in local school events are allowed with the approval of the General Manager.

3.2 SOLICITATIONS

- 3.2.1** The sale of tickets or subscriptions, the distribution of cards, or announcements of any kind shall not be distributed or solicited at the Clubhouse or sent through the Association mailing list unless authorized by the General Manager.
- 3.2.2** Commercial or political advertisements may not be displayed anywhere on PPOA common areas.
- 3.2.3** Door to door solicitations by political candidates is permitted as long as the candidate is a guest of and personally escorted by a resident member. The escorting member must knock on the door and introduce the political candidate. Political literature will not be left at the residence if there is no answer at the door.
- 3.2.4** Petitions may not be solicited at the Club House without the approval of the Board of Directors.

PPOA Rules and Regulations

- 3.2.5** Door to door solicitation or distribution of handbills for commercial purposes is prohibited within PPOA. Non-profit or charitable solicitation by anyone other than PPOA members or their children is also prohibited.
- 3.2.6** The General Manager must approve non-profit or charitable solicitation by members or their children.
- 3.2.7** No list of members shall be given to anyone for any purpose without the approval of the Board of Directors.

3.3 PERSONAL CONDUCT:

- 3.3.1** Members, their families and guests shall conduct themselves in a manner considerate of others when on Association property. Loud talking, profanity, including profane and obscene language displayed on clothing, and unruly behavior is prohibited. Improper conduct will not be tolerated on Association property and is considered a rules violation.
- 3.3.2** Abusive conduct toward employees is prohibited. Complaints about employees should be directed to their supervisor or the General Manager, but no member should reprimand an employee.
- 3.3.3** Curfew: No one under the age of eighteen is allowed in the common or residential areas of PPOA from 11:00 P.M. to 06:00 A.M. unless under the supervision of an adult or approved activity of the association.

3.4 COMMERCIAL PHOTOGRAPHS

- 3.4.1** No official or commercial photographs will be taken of Pecan Plantation facilities without the approval of the General Manager.

3.5 OPERATION OF A BUSINESS

- 3.5.1** When it becomes apparent that a business is being operated from a Pecan Plantation residence and that business is disrupting the neighborhood due to excessive traffic, vehicles or noxious activity as determined by the Board of Directors or General Manager, a thirty day written notification to cease and desist shall be given. If the notice is ignored, a \$25.00 fine will be issued for each day the business continues to operate.

3.6 NUISANCES AND NEIGHBORHOOD APPEARANCE

- 3.6.1** No noxious, offensive, dangerous, or noisy activity shall be conducted which may become a nuisance to the neighborhood.
- 3.6.2** Lots shall be kept clean and free of trash, garbage, and debris.
- 3.6.3** No grass or weeds shall be allowed to grow to a height that is unsightly in the opinion of the Association.

PPOA Rules and Regulations

- 3.6.4** The Association shall have the right to remove any accumulated trash, garbage, or debris and cut and remove unsightly grass/weeds that are 10” or higher and to charge the member for all reasonable costs incurred.(As Amended 4/22/99)
- 3.6.5** No trash or bagged refuse shall be placed on the street prior to sundown on the day before the regularly scheduled pick up date.
- 3.6.6** Empty trash containers must be removed from the street the same day as the trash pick up date.
- 3.6.7** When not on the street for pick up, all trash containers must be totally screened from view.
- 3.6.8** Outdoor fires are prohibited without the approval of TNRCC (Texas Natural Resource Conservation Commission) and an Open Fires and Control Burns Burn Acknowledgment, issued at the PPOA Fire Department.
- 3.6.9** Littering is strictly prohibited. Violation of this rule is a \$100.00 fine for the first occurrence. Subsequent violations will be considered a flagrant violation.
(Approved by BOD 4/22/99)
- 3.6.10** Water is the number one enemy of our roads, therefore, lawn sprinklers must be situated and adjusted such that water does not spray onto the roadway. The roadway extends for 12” from the edge of the pavement. It is a rules violation to allow sprinklers to water any portion of the roadway. (As Amended 9/27/01)

3.7 ARCHITECTURAL CONTROL PERMITS AND PENALTIES

- 3.7.1** The Architectural Control Committee rules, permit requirements and penalties are available at the Reception Desk at the Clubhouse.

3.8 AMENITY AND GUEST FEES

- 3.8.1** The Amenities and guest fees are subject to change at any time by the Board of Directors. The latest fee schedule is available at the Reception Desk at the Clubhouse.

3.9 MEETING/BANQUET ROOM RENTAL FEES

- 3.9.1** The meeting/banquet room rental fees and equipment rental fees are subject to change at any time by the Board of Directors. The latest fee schedule is available at the Reception Desk at the Clubhouse.

3.10 GARAGE SALES

- 3.10.1** Garage sales at member’s residences are allowed twice annually. The third Saturday in April and the third Saturday in October.

PPOA Rules and Regulations

- a. After 6:00p.m. on Friday you may put out your items
- b. No sales until Saturday at 7:00a.m.
- c. Guest must be called in
- d. Items must be removed by 6:00p.m. Saturday
- e. Members must sign-up on the Garage Sale list at the Clubhouse to be included on gate list.

SECTION 4: COUNTRY CLUB HOUSE RULES

House Rules and Regulations pertain to the swimming pool, inn and the immediate Clubhouse area and activities. They are intended to provide for efficient operation and to benefit the majority of the membership.

4.1 IDENTIFICATION

- 4.1.1** Members will be provided with a numbered identification card and are required to show it upon request.

4.2 PRIVILEGES

- 4.2.1** Assessment paying Property Owners, Tenant Members, Honorary Members and Associate Members, including member's immediate family and guests, are entitled to use all facilities and services in the Clubhouse.
- 4.2.2** Property owners who forfeit their club privileges to renters will not be allowed to use club facilities and amenities but will retain voting rights.
- 4.2.3** Inn guests may use all facilities and services in the Clubhouse and swimming pool. They must purchase a temporary membership before purchasing alcoholic beverages at the Club. They may also use the tennis courts and golf course, if courts or tee times are available, upon payment of required guest fees.
- 4.2.4** A member may cash one \$25.00 check per day at the Reception Desk only.

4.3 DEFINITIONS

- 4.3.1** For the purpose of enjoyment of membership privileges within Pecan Plantation, each lot owner shall designate a specific individual owner or representative as the person entitled to membership privileges. There shall be only one designated member per Lot or Condominium Unit within Pecan Plantation, and only that designated member shall be afforded all right and privileges pertaining to a member of Pecan Plantation. Where a Lot or Condominium Unit is owned by a Corporation, Firm or other entity, or by more than one individual in common ownership, the record owner of the Lot or Condominium Unit must designate a single individual owner as the person entitled to regular membership privileges. The designation of the person entitled to membership privileges is effective for a period of not less than two years from the date of the initial designation, and such designation shall not be changed or withdrawn during its two year period without prior approval of the Board of Directors.
- 4.3.2** Immediate Family includes: sons, daughters, sons-in-law, daughters-in-law, mother, father, mother-in-law, father-in-law, and grandchildren not over the age of 21.
Immediate families are not members unless they are dependents as described in 4.3.3.(As amended 1/24/02)

PPOA Rules and Regulations

4.3.3 Dependents include:

- a. A member's spouse,
- b. Member's child and grandchild (including stepchild or legally adopted child) until the child attains 21 years of age, and
- c. Member's unmarried child who has attained age 21 while the child is registered in an accredited school as a full time student until such child attains 25 years of age.

4.3.4 Guests are anyone not qualified as members under 4.3.1 above.

- a. There is no limit to the number of guests a member may bring to the Clubhouse. (Refer to rules relating to the Inn, pool, golf, tennis and beach areas for guest restrictions in those areas.)
- b. Members are responsible for any violation of PPOA or PPCC rules and regulations by their guests.
- c. Members are responsible for all charges made by guests at PPOA and PPCC facilities.
- d. Guests include repairmen, deliverymen, vendors, or other persons invited into Pecan Plantation for the purpose of conducting business at a private residence.

4.4 CHILDREN

4.4.1 Play is not permitted in the lobby, dining room, inn or lounge areas.

4.4.2 Children under 18, not involved in organized activities in the Clubhouse area, should not congregate or be in the Clubhouse, on the front steps, or porches unless accompanied by a parent or adult member. This does not include the snack bar, pool, or lockers during hours of operation.

4.4.3 Children under 12 are not permitted in the Brazos Room and 19th Hole unless accompanied by a parent or adult member.

4.4.4 Members are responsible for the acts of their dependent children.

4.5 DRESS

Unless otherwise noted in the Columns or on special notices, dress at Pecan Plantation is good taste casual or better.

4.5.1 The following items are restricted and may not be worn in the lobby, dining rooms, banquet rooms or Brazos Room:

Tanks tops, undershirts, bare midriffs by adults, vulgar or poor taste message shirts, bare feet, flip flops, sweat attire including pants and shirts, torn jeans/trousers/shirts with holes, dirty clothing or shoes, short shorts, hot pants,

PPOA Rules and Regulations

deeply opened shirts or blouses, muscle shirts, peek-a-boo blouses, swimsuits, and any other questionable attire deemed by management to be inappropriate.

Management's judgment on unsuitable attire is final.

4.5.2 The wearing of hats, caps or other headgear by men or boys in the dining rooms or banquet rooms is not permitted.

4.5.3 Swimwear is permitted only in the pool area and, for Inn guests, in passageways from room to the pool.

4.6 BULLETIN BOARD

4.6.1 Club events and Association announcements will be posted on the Club Bulletin Board. All announcements and postings require prior approval of the General Manager.

4.7 PAYMENT FOR FOOD AND SERVICES

4.7.1 No cash sales are allowed in the Dining Rooms, Brazos Room, or Lago Vista Room.

4.7.2 If a charge ticket is used, then the member, member's family, or guest must give the staff person their name to be printed on the ticket and the PPOA account number to be charged before the order is placed. When leaving, that person should verify the account number and charges and sign the ticket, however failing to sign does not relieve the member of the responsibility of those charges.

4.7.3 Service of alcoholic beverages. During periods when a member may be served more than one drink, the member shall sign a ticket and have the waiter/waitress add subsequent drinks to the signed ticket.

4.8 CLUBHOUSE PROPERTY

4.8.1 Removal of any property, equipment or materials from the Clubhouse area is prohibited without permission of Management. The Safety and Security Staff or Committee will investigate any unauthorized removal.

4.9 EMPLOYEE SERVICE

4.9.1 A 15% gratuity will be added to all food and beverage charges. A minimum 15% gratuity will be added to all food and beverage charges for special and/or catered events.

4.9.2 Request for employee services, other than their normal functions, must be requested through the General Manager

- 4.9.3** If it is desirable to offer a gratuity for service at a special or private party, arrangements for distribution to all employees involved should be made with management.

4.10 FOOD AND SERVICE

4.10.1 Service hours may be found in the monthly “Plantation Columns”.

4.10.2 The Clubhouse is closed on Mondays, except holidays that may have special hours established.

4.10.3 No personal food or beverage is allowed in the Clubhouse or on Clubhouse grounds.

4.10.4 Reservation policy:

- a. Reservations are recommended for luncheon and dinner.
- b. Reservations must be made 48 hours in advance for special services and private parties.
- c. Table reservations will not be held after the designated time if the tables are needed for other customers.
- d. Special Club event reservations must be canceled 24 hours in advance or members placing the reservations will be charged 50% of the special event price for each “No Show”. Standbys will be accepted on availability of seating and food.

4.11 ALCOHOL AND GAMBLING POLICY

4.11.1 Regulations of the State of Texas are as follows:

- a. The Texas Alcoholic Beverage Commission prohibits anyone bringing alcoholic beverages into the Clubhouse, pool, tennis, or golf areas. Such beverages will be confiscated.
- b. Texas law prohibits the service of alcoholic beverages to any person who appears to be intoxicated. A person does not have to be proven to be intoxicated, they only have to appear intoxicated to the manager or bartender on duty. The manager and bartenders have strict instructions to immediately stop service of alcoholic beverages to any person who APPEARS to be intoxicated. It will be a flagrant rule violation if any person is abusive to a club employee who enforces this rule.
- c. State law regulates gambling.
- d. Bingo is allowed in accordance with state law.

4.11.2 Persons under the age of 21 years are not allowed to purchase, consume or possess alcoholic beverages on Pecan Plantation property or premises.

PPOA Rules and Regulations

4.12 RESTRICTED AREAS

4.12.1 Members and guests are not permitted in the Clubhouse food and drink preparation, storage or “employee only” areas without permission of Management.

4.13 INN

4.13.1 Room rates are available at the Clubhouse Reception Desk and are posted in each room. An Occupancy Tax is added.

4.13.2 The Inn is for members and guests and they are responsible for the cost of repair of damage resulting from abuse.

4.13.3 Advance reservations are recommended. The number of rooms a member may reserve at one time, during weekends and holidays, may be limited to four.

4.13.4 Cancellations, by members reserving four rooms or less, must be made by 6:00 P.M. of the previous day or full charge will be made for the first day. Reservations by non-members, non-member groups, or members reserving five or more rooms, must cancel two weeks prior to the reservation date or they may be charged for the first night’s rent.

4.13.5 Check-out time is 1:00 P.M. unless prior arrangements have been made. Occupancy after 1:00 P.M. may result in a charge for an additional day.

4.13.6 No more than four people are permitted in one room unless approved in advance by Management.

4.13.7 Members, adult dependents, Inn guests, and those who are visiting guests are permitted on the Clubhouse second floor and stairways.

4.14 SWIMMING POOL RULES

Rules are posted at the pool. It is open daily, except Monday, with lifeguard on duty from 12:00 A.M. to 9:00 P.M. during June, July and August. During May and September, lifeguards are on duty Memorial Day Weekend and Labor Day Weekend only.

4.14.1 Guests, other than Inn guests and immediate family of members, must be accompanied by members and registered upon entering the pool area. There will be a charge for each guest over the age of six. The number of guests a member may bring at any time may be limited.

4.14.2 Running, scuffling and rowdy behavior is prohibited and is a rules violation. Violators will be asked to cease and desist, if behavior continues, the violators will be asked to leave the pool area. Further misconduct may result in a rules violation citation being issued.

PPOA Rules and Regulations

- 4.14.3** Only food and beverage from the Clubhouse are allowed in the pool area. Containers and utensils must be either paper or plastic. Glassware, chinaware or metal utensils are not permitted.
- 4.14.4** When a lifeguard is not on duty, use of the pool is at the user's risk and all users must be eighteen (18) years old or accompanied and supervised by a person at least eighteen (18) years old. Violation of this rule is a flagrant violation.
- 4.14.5** The Club is not responsible for lost or stolen personal property.
- 4.14.6** The pool cannot be reserved during June, July, and August, Memorial Day weekend or Labor Day weekend for the exclusive use of a private party except with Management approval.
- 4.14.7** Children ten (10) years and younger, or any child who cannot swim must be accompanied by an adult unless participating in supervised activities. Violation of this rule is a flagrant violation.

4.15 LOCKER ROOM RULES

- 4.15.1** Club property must not be kept in the lockers.
- 4.15.2** The Club is not responsible for loss of personal property left in the locker or premises.

4.16 ACTIVITY ROOM RULES

- 4.16.1** Members are responsible for the debts and acts of dependents and guests using this room.
- 4.16.2** Members with guests are required to identify themselves. When an attendant is not on duty all members with guests must sign the register.
- 4.16.3** Children under age ten (10) must be accompanied by an adult or other person who can be responsible for their actions and behavior.
- 4.16.4** Rules regarding care of furniture and equipment, deposit on games, and personal conduct are posted in the activity room. Failure to follow posted rules may result in a request from Management to leave the premises and such conduct may be reported to the member.
- 4.16.5** Violation of Rules of Conduct may result in suspension of privileges in the pool and activity room areas.

4.17 SMOKING

- 4.17.1** Smoking is not allowed in the Clubhouse except in designated area of the 19th Hole. (Approved by BOD June 1, 2001)

PPOA Rules and Regulations

4.17.2 Those members or guests smoking in the hotel lobby or Inn rooms may be fined \$100.00.

SECTION 5: SAFETY AND SECURITY

A safe environment and the security of our property and premises are to of the most valuable assets of Pecan Plantation. Rules and regulations are necessary to preserve these benefits for all members, guests and employees.

NOTE: non-compliance with any of the Vehicle Access rules and or any of the Entry Tag rules listed in Section 5 is a flagrant violation (See Section 12: PENALTIES) and a citation can be issued. (Amended approved by BOD 9/7/06)

SECTION 5: SAFETY AND SECURITY PPOA Rules and Regulations

A safe environment and the security of our property and premises are two of the most valuable assets of Pecan Plantation. Rules and regulations are necessary to preserve these benefits for all members, guests and employees.

NOTE: Non-compliance with any of the Vehicle Access rules and or any of the Entry Tag rules listed in Section 5 is a flagrant violation (See Section 12: PENALTIES) and a citation can be issued. (Amended approved by BOD 9/7/06)

5.1 VEHICLE ACCESS

The Front and Rear security gates are controlled, in part, by an automated system using vehicle-mounted entry tags and computer-controlled sensors and traffic gates. There are two lanes of entry at each gate, with the inside lane being manually controlled and the outside lane automatic.

Vehicles without a PPOA entry tag are prohibited from entering through the automated outside lane.

Vehicles (including members) without PPOA entry tags must use the inside lane, stop at the Guard House and show proper identification for proof of membership.

Management will enforce proper control of entry tags and membership cards, and will make periodic positive identification to ensure compliance with requirements for entry to Pecan Plantation.

5.1.1 ENTRY TAG CONTROL

All vehicles that enter through the automated entry tag lane are required to have a PPOA entry tag.

A. Each member household will be authorized one (1) entry tag per resident driver (including member children under 21 years of age) or vehicle, whichever is less, free of charge. There is no renewal requirement.

1. Additional tags are available to immediate family members (sons, daughters, parents and grandparents), at a cost of \$15. Tags are renewable annually thereafter for \$5.

PPOA Rules and Regulations

2. Additional tags are available to extended family members (more distant family members, uncles, aunts, cousins, and friends). Tags are renewable annually thereafter for \$5.
 3. Additional tags for member-owned vehicles registered to the member's address can be purchased at a cost of \$15. There is no renewal requirement.
- B. Two free replacement tags are available each year for household vehicles, to accommodate windshield or vehicle replacement. The annual period will be calculated from the date of the first tag installation on the first vehicle tagged. Registration for entry tags will require:
1. validation of "good standing" membership status.
 2. display of a valid driver's license for each driver in the household.
 3. display of a valid driver's license for drivers in immediate or extended family.
 4. proof of ownership for each vehicle tagged, and
 5. proof of liability insurance for each vehicle tagged.
- C. Entry tags will be installed by PPOA Security staff only. Members may not install or attach an entry tag to any vehicle.
- D. Properly installed entry tags will be located on the inside surface of the windshield, passenger side, top corner.
- E. Members may not obtain entry tags without Security staff authorization.
- F. Entry tags not attached to the vehicle must be surrendered to Security staff upon request.
- G. Possession of entry tags not attached to a vehicle is prohibited.
- H. Entry tags for member-owned or commercial businesses are limited to those driven by the member household, immediate or extended family. The same proof of valid driver's license, liability insurance and ownership is required as for member entry tags.
- I. Each member is accountable to PPOA for all entry tags associated with the membership (household, business, immediate and extended family).
- J. Transferring entry tags between vehicles is strictly prohibited.
- K. The entry tag must be removed from a vehicle by the member when so requested by Security staff.
- L. Entry tags must be removed from any vehicle sold, traded or otherwise removed from ownership (voluntarily or involuntarily). The member must notify Security immediately when such event happens.
1. Entry tags will then be deactivated to stop unauthorized entry.
- M. Members entering PP in a vehicle with no entry tag must use the inside lane and show proof of PPOA membership.
- N. Entry tags are available for Contractors, Vendors and Builders at a cost of \$60, and are renewable annually thereafter for \$60. These entry tags will require the same

PPOA Rules and Regulations

driver's license, ownership and liability insurance evidence as defined above.
(Approved by BOD 1/24/02)

PPOA Rules and Regulations

5.1.2 GUEST ACCESS:

- A. Requests for groups of more than five guests, or any guest request made after 10:00 p.m. must be made by adult members only. (As Amended 7/22/99)
- B. Members requesting extended guest privileges or entry for individuals will be responsible for such guests (payment of any fines accrued, or any damage to or loss of property caused, by the guest's actions and/or behavior).
- C. Members are prohibited from authorizing non-members to transit PPOA gate-to-gate without stops at the member's residence or PPOA facility.
- D. Non-members are prohibited from entering PP. Any person who is not a member of PPOA and who enters Pecan Plantation by deception or in violation of the Rules & Regulations will be cited for a flagrant violation. Any member who aids and abets entry by deception will be cited for a flagrant violation.
- E. Employees of PPOA, employees of the Commercial property, Anthony employees, and Nutcracker members who wish to enter PPOA property will have free access through the inside guest lane when applicable to their work or golf schedule. Valid identification and proof of authorization must be presented for entry. Any of the above may purchase or renew entry tags with authorization from sponsoring business (See ENTRY TAG POLICIES AND PROCEDURES, COMMERCIAL CENTER / LEONARD BEND FARMS). The purchaser must contact Security when the individual's employment or membership ceases. This will help ensure that only authorized traffic enters PPOA property.
- F. Entry into PPOA property by De Cordova Bend Estates (DCBE) members will be through the inside guest lane. DCBE members are required to show proof of DCBE membership for entry. The reciprocation agreement with DCBE allows use of PPOA Clubhouse, Golf Course, Tennis Facility, Marina and Swimming Pool only. Short-cuts via PPOA roads and streets are prohibited.

5.1.3 MOVING VANS

All moving vans require the approval of the General Manager or his designated representative before entering Pecan Plantation. All vehicles that contain household goods or furniture are considered moving vans for the purposes of this rule.

5.1.4 CONTRACTOR/BUILDER WORKING HOURS.

Any contractor or sub-contractor entering PP for the purpose of working is required to adhere to the following hours of operation:

- A. **Monday through Saturday:** 7 AM to 8 PM
- B. **Sunday:** No work shall be permitted on Sunday except with prior approval of the General Manager, or Operations Manager. Work approved for Sunday must be performed inside the house and no outside noise-generating equipment will be permitted, including but not limited to compressors, saws, grinders, etc.
- C. **Holidays:** No work shall be permitted on Christmas, Thanksgiving or New Year's days.

CONTRACTOR VEHICLE ENTRY TAGS ARE VALID ONLY DURING NORMAL CONTRACTOR/BUILDER WORKING HOURS.

5.2 VEHICLE OPERATION

Any vehicle that Texas Law requires a driver to have a valid Texas Drivers license to operate, the driver will be required to have a valid Texas Drivers License to drive upon PPOA roads and streets.

- 5.2.1** On PPOA roads and streets, drivers are regulated by the same Texas laws regarding vehicle operation and licensure as on public roads and streets.
- 5.2.2** Speed limits within Pecan Plantation are 25 MPH except where posted at 35 MPH and 15 MPH. Vehicles over 10,000 lbs gross weights are restricted to 25 MPH on all streets.
- 5.2.3** It is a rules violation to exceed the posted speed limit within Pecan Plantation. Security personnel are empowered to stop speeding vehicles and issue citations.
- 5.2.4** Speed limits are enforced by radar. Members and guests are encouraged to verify the recorded speed on the radar if stopped for speeding.
- 5.2.5** All traffic circles are one way in a counter clockwise direction.
- 5.2.6** Motor vehicles will not be operated off the roads and streets without specific approval of the General Manager or his designated representative except for emergency vehicles.
- 5.2.7** In parking lots, vehicles shall be parked in designated areas only.
- 5.2.8** Parking in the circle in front of the club is limited to 10 minutes for pickup and delivery only.
- 5.2.9** Motor vehicles shall not cross or park on any property without permission of the property owner. Such parked vehicles must be parked on an improved surface (grass not included). Vehicles parked on PPOA property must use the designated parking areas.
- 5.2.10** Overnight parking is prohibited on any street or on the shoulder of any street
- 5.2.11** Parking in the street is restricted to loading and unloading only. Vehicles parked on any part of the roadway must have orange traffic cones placed at the front and rear of the vehicle. Cones must be placed at a distance sufficient to provide adequate warning to on-coming traffic. Emergency vehicles are exempt from this rule.
- 5.2.12** Vehicles weighing over 26,000 pounds are prohibited from turning around in a cul-de-sac or court. Such vehicles must pull straight into the cul-de-sac or court, and back straight out, or vice-versa. Exceptions to this rule are Esplanade and Dog Leg Courts. First time fine for violators will be \$250.00. Fines will double thereafter.

5.2.13 GOLF CARTS

Rules for operation of golf carts on PPOA property, roads and streets are as follows:

- A. On the Golf Course, all vehicles are regulated by SECTION 7: GOLF COURSE
- B. Golf carts must be properly lighted between the hours of sunset and sunrise.
- C. Golf cart drivers must have a valid driver's license. (See SECTION 12: PENALTIES)

PPOA Rules and Regulations

- D. All golf carts, regardless of where used in PP, will have a PPOA Golf Cart registration sticker displayed in plain sight. Stickers are available at the Pro Shop at no charge.

5.2.14 VEHICLE WEIGHT LIMIT PROGRAM

- A. A vehicle or combination of vehicles may not be operated at a weight greater than that allowed in this article.
- B. Pecan Plantation gross weight limits will be as specified in the following subparagraphs.
- C. Summary of Weight Restrictions:
 - 1. A single wheel or set of dual wheels may not carry more than 10,000 pounds.
 - 2. A single axle may not carry more than 20,000 pounds.
 - 3. A tandem axle may not carry more than 34,000 pounds.
 - 4. A vehicle or combination may not exceed 58,420 pounds.
- D. Pecan Plantation Weight Restrictions: Vehicles may not carry more than the following indicated loads:
- E. DUMP VEHICLES (All material must be below the top of the side of the dump bed, extender boards are not considered part of the bed.)
 - i Two axles: 5 yards or 12,000 pounds
 - ii Three axles: 10 yards or 22,000 pounds
 - iii Four axles: 14 yards or 30,000 pounds
 - iiii Five axles: 18 yards or 45,000 pounds
- 1. CONCRETE TRUCKS
 - i Three axles: 6 yards
 - ii Three axles and special permit: 8 yards
 - iii A special road maintenance permit may be purchased at the time a residential building permit is issued, at a cost of \$1500.
- 2. SOLID WASTE VEHICLES
 - i Two axles: 12,000 pounds
 - ii Three axles: 22,000 pounds
- 3. ALL OTHER COMMERCIAL VEHICLES
 - i Two axles 12,000 pounds
 - ii Three axles: 20,000 pounds
 - iii Four axles: 30,000 pounds
 - iiii Five axles: 45,000 pounds
- F. All commercial vehicles must carry a manifest indicating the size or weight of the load, or a weight ticket indicating the axle, gross and net weights of the vehicle or combination of vehicles.

PPOA Rules and Regulations

- G. All commercial vehicles are subject to weight tests within Pecan Plantation. Tests may be performed at either gate or on the road. Tests will be “No Notice” and prior warnings will not be issued. Pecan Plantation reserves the right to require offsite weight verifications by a certified weighing facility.
- H. Any vehicle found to be in violation of the weight limits of Pecan Plantation will be cited. First violation will carry a fine of \$1,500. The second violation will carry a fine of \$2,000. Subsequent violations may lead to restriction from entering Pecan Plantation. Additionally, vehicles found to be more than 5% over the weight limit will be required to unload to the proper weight.
(As Amended 9-2-04)

5.2.15 PARKING OF RECREATIONAL VEHICLES

- A. In areas where they are allowed, any motorized recreational vehicles, trailers of any type, camper shells, boats, or other watercraft stored longer than seventy two (72) hours at a residence, must be parked behind the front build-line adjacent to any street.
- B. Temporary parking is allowed for the purpose of trip loading and unloading. However, at no time may such vehicles or watercraft be parked or stored between the build-line and adjacent street that may cause a safety hazard by blocking the view of motorists, or a neighbor exiting a driveway. (Adopted by BOD, Sept. 2004)

5.3 ANIMALS

- 5.3.1 Animals, livestock or poultry of any kind shall not be raised, bred boarded or kept on any lot except for horses on those lots designated in the covenants and restrictions.
- 5.3.2 Dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes and are not kept in quantities which create an annoyance or nuisance to the neighborhood.
- 5.3.3 Dogs barking loudly, or often, enough to disturb the peace and tranquility of neighboring residents are considered a nuisance, and the owner is subject to penalties under Section 12.
- 5.3.4 Animals must be on a controlled leash at all times except when under control on the owner's premises or confined to a friend's premises with permission and under control. Dog owners should not allow their animals to defecate on other members' property or on Pecan Plantation property such as roadsides, golf course, parks, campgrounds, etc. Fecal matter must be picked up by the dog owner and disposed of in the proper manner.
- 5.3.5 All animals must be vaccinated in accordance with State of Texas and Hood and Johnson County Laws and tagged accordingly.
- 5.3.6 Non-resident members and guests of members are required to comply with rules governing animals while on the premises.
- 5.3.7 Animals are not permitted in the Clubhouse, on Club grounds, children's playground, and pool areas, tennis facilities, on the golf course and beach areas. (As amended 2/28/02)

PPOA Rules and Regulations

- 5.3.8** Animals in violation of the Rules & Regulation are subject to be detained by Security and turned over to Hood County animal control. Owners may be subject to penalties under Section 12. (As amended 12/13/01)

5.4 FIREARMS

The word firearm as used in these rules is as defined by Texas State Laws.

- 5.4.1 The discharge of firearms is prohibited.
- 5.4.2 The firing of bow and arrows or a crossbow is prohibited except in the designated archery range. The users of the archery range must abide by the rules of PPOA with regard to range use. (As amended 5/4/06)
- 5.4.3 Air pistols and air rifles firing a BB or pellet are restricted to use on a member's property. Firing these in a manner that the projectile leaves the member's property is prohibited. Children 16 years of age and under must be supervised.
- 5.4.4 The use of any other deadly weapons in Pecan Plantation is prohibited.
- 5.4.5 Violators of these rules of this section may be fined up to \$1,000.00 at the discretion of the Board of Directors.

5.5 HUNTING

- 5.5.1 Hunting is prohibited on Pecan Plantation.

5.6 SKATEBOARDS, ROLLERBLADES AND BICYCLES

- 5.6.1 The use of skateboards, roller blades and bicycles is prohibited on the golf course, golf cart trails, clubhouse areas and tennis courts. They may be used to pass through the club parking lot on the way to and from the pool, club, tennis courts, and other club facilities.

5.7 FIREWORKS

PPOA Rules and Regulations

5.7.1 The use of fireworks within PPOA is prohibited with the exception of PPOA approved public displays.

(Section 5 amended as approved by BOD 3/01/07)

PPOA Rules and Regulations
SECTION 6: TENNIS

6.1 TENNIS AREA RULES

- 6.1.1** All members and guests must register at the Tennis Center, or the Club Reception Desk if the Tennis Center is closed, prior to beginning play. In the event a MEMBER FAILS TO REGISTER prior to beginning play, said Member will be charged a regular guest fee and may be subject to disciplinary action by the Board of Directors. In the event a MEMBER FAILS TO REGISTER A GUEST prior to beginning play, said member will be charged a double guest fee for the unregistered guest and may be subject to disciplinary action by the Board of Directors.
- 6.1.2** Only Members and Inn guests may reserve or register for courts. A Member or Inn guest must accompany players on any court. Guest fees must be paid in advance for each guest. Current fee schedules are available at the Reception Desk at the Clubhouse.
- 6.1.3** A utility fee, as set by Management, will be charged for use of lights.
- 6.1.4** The Club Reception Desk at the clubhouse will not take reservations. After Tennis Shop hours and on Mondays and holidays, the Club Reception Desk will assign courts on a first come, first serve basis.
- 6.1.5** At the end of play, the gate is to be locked, the lights turned off, and the keys returned to the front desk. A \$15.00 charge will be billed to your account if the keys are not returned to the front desk by midnight.
- 6.1.6** Courts must be reserved through the Tennis Shop during regular business hours. No reservations may be made by leaving a message on the Tennis Shop answering machine. Reservations are forfeited if unclaimed within 15 minutes of reservation time.
- 6.1.7** There will be no reservations prior to 72 hours in advance.
- 6.1.8** Courts may be reserved for a maximum of two hours per day.
- 6.1.9** Doubles play is encouraged when courts are crowded.
- 6.1.10** Only players are allowed on the courts.
- 6.1.11** Proper tennis attire, including shorts or blouses, shorts, and all players shall wear shoes with smooth rubber soles. Bathing suits are not permitted. Non-marking tennis shoes are required.
- 6.1.12** Smoking is not permitted on the courts or in the Tennis Shop.
- 6.1.13** Food is not permitted on the courts.
- 6.1.14** The courts are closed from 11:00 p.m. to 6:00 a.m. daily. No keys for the courts will be given out after 10:00 p.m.
- 6.1.15** Personal food or beverages are not allowed at the Tennis Facility.
- 6.1.16** The tennis courts are for tennis play only, i.e., no skateboarding, roller blading, etc.

PPOA Rules and Regulations

- 6.1.17** During the hours when the Tennis Shop is closed, a member must be over 16 years of age to obtain a key at the Club Reception Desk. A parent may call the Club Reception Desk if the child is under age 16 and the parent must provide his or her member account number. The child is still required to sign the Sign-in sheet.

SECTION 7: GOLF COURSE

Golf is a game for gentlemen and ladies where courtesy and good etiquette should always be observed. The following rules are necessary to insure courteous play for the enjoyment of all. Players not obeying Golf Course Rules may be subject to disciplinary action in accordance with Section 12.

7.1 REGISTRATION PRIOR TO PLAY:

- 7.1.1** ALL Members and ALL guests must register in the Golf Shop prior to beginning play.
- 7.1.2** Failure of a member to register prior to beginning play is a rule violation subject to disciplinary action by the Board of Directors and said member may be charged a regular guest fee.
- 7.1.3** Failure of a member to register a guest prior to beginning play is a rule violation subject to disciplinary action by the Board of Directors and said member may be charged double the guest fee for each unregistered guest.
- 7.1.4** Guests who have been issued a guest card by the Club office failing to register in the Golf Shop prior to beginning play may be charged double the normal guest fee.
- 7.1.5** Dependents of Members, as defined in the Rules and Regulations of the PPCC and PPOA, will not be charged a green fee, but will pay all other required charges.

7.2 HOURS OF OPERATION AND LIMITATIONS ON USE

Golf course hours, fee schedules, special events and guest days are posted in the Golf Shop.

- 7.2.1** Tuesday morning has been designated as "Ladies Play day". The Ladies Golf Association has priority on play. Their schedule of play will be posted in the Golf Shop.
- 7.2.2** Tee times are scheduled through the lottery-based ForeTees Online Tee Time System, which is available to members on the internet at ppoaweb.com. Golfers may request tee times seven days in advance. The system assigns lottery results three days in advance. Tee sheets are posted on ppoaweb.com.
1. Members must register on ppoaweb.com in order to use the ForeTees system. Instructions for registration are posted on the web site. **Amended by the BOD on 1/4/07**
- 7.2.3** In the event the ForeTees system is not available, the Pro Shop will schedule tee times over the phone or in person. **Amended by the BOD on 1/04/07**

- 7.2.4** The Golf Course Superintendent or the Golf Professional shall determine when conditions will not permit play on the Golf Course. They shall determine when conditions prohibit the use of either pull carts or golf carts and restrict their use accordingly. They are further empowered to limit the use of golf carts to use on cart paths only of in their judgment, course conditions justify such limitations. Use of a golf cart or pull cart when or where prohibited is a rule violation subject to disciplinary action by the Board of Directors. The Golf Professional has the authority/option to declare on weekdays and weekends a “Frost Rule” – tee times prior to 9:30 A.M. will be moved behind other tee times.
- 7.2.5** The playing of the game of golf has priority over all other activities that may occur on the golf course. Anyone not playing the game of golf enters the golf course at their own peril, and is not to interfere in any way with those playing golf. The Golf Pro Shop Staff, Golf Course Superintendent, Golf Course Assistant Superintendent, Course Marshall or Security may request that persons not engaged in the game of golf remove themselves from the golf course. Anyone refusing to heed such a request shall be issued a citation and will be subject to the appropriate warning or fine. Some of the activities, which are not allowed while the game of golf is in progress are walking, jogging, fishing the golf course ponds, gathering pecans, exercising dogs, playing of any type of game, or practicing golf without registering at the golf shop.
- 7.2.6** Play shall commence on hole number one unless permission to start elsewhere is obtained from the Golf Shop. Players who have finished hole number nine have the right-out-way over players granted permission to begin play on other than the number one hole. Play shall be continuous until an entire round is completed.
- 7.2.7** Only foursomes using motorized golf carts are allowed play on the Golf Course before 1:00 P.M. on weekends and holidays unless specific approval to do otherwise is given by the Golf Shop.
- 7.2.8** While playing the Golf Course, it is required that players:
- a. Deposit all types of trash in trash containers located on the course,
 - b. Repair ball marks on the greens and divots in the fairways,
 - c. Rake footprints and divots when leaving sand bunkers, and
 - d. Refrain from displays of bad temper and the use of foul or boisterous language.
- 7.2.9** Dogs, cats and other animals are not permitted on the Golf Course at any time.
- 7.2.10** The play of children under twelve years of age is limited. Children under the age of twelve may use the golf facilities only when, (a) accompanied by a parent or adult who accepts supervisory responsibility, (b) under the supervision of a golf Professional, or (c) upon passing a play ability test and an oral text covering the USGA Rules of Etiquette and the Pecan Plantation Golf Course Rules.
- 7.2.11** Each player is required to have a set of clubs. (NOTE: Rental sets are available at the Golf Shop.)

PPOA Rules and Regulations

- 7.2.12 SLOW PLAY:** If a match falls one hole behind the match in front, the slow playing match shall invite the match behind to play through. This applies also to matches in tournament competition. Should the foregoing conditions prevail and the following match is not invited to play through, it shall be the right and privilege of the match following to ask permission to play through. Whenever, under this rule, the match ahead is required to invite the following match to play through, the players in the slow playing match shall assume a position on the course out of the line of play, and shall remain stationary until the invited match has played through. The invited match must play through without delay. A match must step aside and let the group behind play through any time a course official makes such request. After finishing a hole, player shall place the flag in the hole and immediately leave the green.
- 7.2.13** Golf Carts, golf maintenance equipment and emergency vehicles are the only vehicles authorized to use the cart paths.
- 7.2.14 GOLF ATTIRE:** Golf players must wear appropriate golfing attire. Men are not allowed to wear sleeveless shirts. Ladies may wear sleeveless shirts with or without collars. Bare midriff golf clothing is not allowed. No cutoffs, short shorts, ragged blue jeans, blue jeans with holes, bathing suits, tank tops, track shorts or halter-tops. Shorts must be of the Bermuda type and must measure at least 17 inches from top to bottom. Vulgar message T-shirts or other T-shirts that may be considered in bad taste will not be allowed on the golf course. Only golf shoes or smooth sole shoes may be worn on the golf course or practice putting green. (As Amended 9/4/03)
- 7.2.15 MONDAY PLAY:** Mondays are reserved for major golf course maintenance or for special events approved by PPOA.

7.3 MOTORIZED GOLF CARTS

Failure to follow all Rules and Regulations pertaining to the operation of golf carts on Pecan Plantation property will be grounds for action in accordance with procedures for non-compliance with PPOA and PPCC Rules and Regulations.

- 7.3.1** On the Golf Course, operators of golf carts shall:
- a. Observe safe-driving principles at all times.
 - b. Follow the routes defined by signs, stakes and other markers to insure maximum protection of the tee boxes, fairways, traps and greens.
 - c. Carts must remain on paved cart paths next to tee boxes and greens.
 - d. Carts must never be driven closer than fifteen (15) yards to a tee box or green unless it is on a cart path.
 - e. Operators must observe the "Ninety Degree Rule", which states that when carts are permitted on fairways, the operator must stay on the cart path until opposite the ball to be played, then make a ninety degree turn to the ball. After the shot has been played, operator must return to the cart path in the same manner, and drive to the point opposite the next ball to be played and repeat the procedure

PPOA Rules and Regulations

- f. Golf carts are limited to a load of two golf bags, and three persons, providing that one of the persons is less than twelve (12) years of age.
- g. Cart operators must have a valid driver's license issued by a state.

7.3.2 Members shall be held responsible for violations of the rules governing the operation of golf carts made by their guests.

7.4 ASSOCIATION OWNED GOLF CARTS

Golf carts are made available for rental by PPCC. Rental fees are posted in the Golf Shop. Renters are expected to read the operating and safety instructions on the golf cart prior to operation.

7.4.1 Golf carts may be rented by adults only. (See 7.3.1(g) regarding requirements for drivers license.)

7.4.2 Members shall be responsible for any damage to rented golf carts inflicted by themselves or their guests.

7.4.3 Rented golf carts shall be used only on the golf course.

7.4.4 Rented golf carts must be returned to the Golf Shop by sundown.

7.4.5 Golf cart operational difficulties shall be reported to the Golf Shop.

7.4.6 The Golf Professional, for just cause, has the authority to refuse or terminate golf cart rental.

7.5 PRIVATELY OWNED GOLF CARTS

7.5.1 All privately owned golf carts used on the golf course must be affixed with a decal evidencing:

- a. Payment of annual trail fee,
- b. Safety inspection of the cart by the Golf Shop, and
- c. Execution of a Golf Cart Agreement.

7.5.2 The Golf Cart Agreement is not transferable and is canceled when an owner ceases to be a member, or sells the cart. A prorated refund will be made for the remaining portion of the rental year upon surrender of the registered sticker.

7.5.3 Privately owned golf carts must have front and rear lights if operated after sundown or before sunrise.

7.5.4 Privately owned golf carts may only be used by the member owner, their immediate family, or dependents.

7.5.5 Use of private carts belonging to a member is prohibited without that member in attendance.

PPOA Rules and Regulations

NOTE: While it is impossible to foresee all of the exceptions which could arise under Rules 7.5.4 and 7.5.5, special events such as golf tournament workers' demands and unusual hardship on a member could be cause for an exception.

7.6 HANDICAP CART-FLAG PLAYERS

- 7.6.1** Any member requesting a handicap flag for their golf cart must have a written letter from their Doctor verifying their need. The Golf Professional must approve all applications.
- 7.6.2** Carts with handicap flags will not be allowed on the golf course anytime the "Cart Path Only" rule is in effect.
- 7.6.3** All handicap flag carts must stay at least 30 ft. from the green or be in the rough.
- 7.6.4** All flag carts must stay 30 ft. away from the tee boxes or stay on the cart path.
- 7.6.5** The carts must respect the "yellow fairway lines" and stay back of them at all times.

7.7 HANDICAP CART-FLAG VIOLATIONS

- 7.7.1** First Offense: A warning will be issued
- 7.7.2** Second Offense: A 30 day suspension will be mandated
- 7.7.3** Third Offense: The handicap flag privilege will be revoked.

SECTION 8: AIRPORT

8.1 GENERAL

- 8.1.1** All pilots operating aircraft on or about the Pecan Plantation Airport shall comply with all rules, regulations, and limitations as stated in the Federal Aviation Regulations and the Airman's Informational Manual. Violation of these rules and regulations may also result in the loss of Pecan Plantation privileges.
- 8.1.2** Traffic Priorities are as follows: (1) Landing aircraft, (2) Departing aircraft, (3) Back-taxing aircraft on the runway, and (4) Taxiing aircraft.
- 8.1.3** Aircraft with an operating weight greater than 12,000 pounds are prohibited from using the Pecan Plantation Airport.
- 8.1.4** Any member with a fly-in guest is responsible for the call-in registration.

8.2 VEHICLE GROUND OPERATIONS

- 8.2.1** All traffic other than aircraft and emergency or maintenance vehicles are prohibited on the paved runway.
- 8.2.2** Automobiles shall be parked in designated area adjacent to the north aircraft parking area.
- 8.2.3** Golf carts are restricted to grass taxiways.
- 8.2.4** It is prohibited for any children and/or adults to play, skate, skateboard, ride bicycles, play golf or conduct any activity on PPOA airport property that might interfere with flight operations.
- 8.2.5** All motorized vehicles except aircraft, golf carts and vehicles used for maintenance of the taxiways are prohibited on taxiways or the north aircraft parking area. Aircraft maintenance and aircraft trailer vehicles are permitted with prior approval of the General Manager. Violators of this rule are subject to fines and/or denial of entry to Pecan Plantation. Special exemptive vehicle identification will be issued to taxiway owners who have a need to drive on their own taxiway.

8.3 AIRCRAFT GROUND OPERATIONS

- 8.3.1** Aircraft may not be parked on a turn-around, the refueling apron, or closer than fifty (50) feet to the runway.
- 8.3.2** Aircraft parking in the north aircraft parking area will be at the owner/operator's risk.

8.4 AIRCRAFT AIR OPERATIONS

PPOA Rules and Regulations

- 8.4.1** All take-offs and landings shall be made on the runway most nearly aligned with the north windsock. In calm wind conditions runway 18 is the preferred runway.
- 8.4.2** All arriving and departing aircraft will use a standard left-hand traffic pattern. Aircraft should climb on runway heading until reaching pattern altitude before commencing turns out of traffic. The pattern altitude for Pecan Plantation is 1,700 feet MSL.
- 8.4.3** Radio equipped aircraft operating within the Pecan Plantation Airport traffic pattern are encouraged to monitor and self-announce on CTAF FREQ 123.05.

SECTION 9: ROADS AND GROUNDS

9.1 PARK AND BEACH AREA RULES

- 9.1.1** Members may reserve an area of Sandy Beach, Falls Beach or Plantation Beach for their private use through the Catering Office. Members without reservations will be asked to leave during private parties or events.
- 9.1.2** Sandy Beach, Falls Beach and Plantation Beach are open to the Members on a first come, first serve basis.
- 9.1.3** All groups of 25 or more must make advance reservations (one week prior to date of use) with the Catering Office for use of beach areas.
- 9.1.4** Members and guests may bring their own food and beverages. Outside catering will not be allowed. Contact the Club Catering Office for your catering needs.
- 9.1.5** Overnight camping is prohibited at any beach or park area.
- 9.1.6** The hitting of golf balls in the park and beach areas is prohibited.

9.2 CAMPGROUND RULES

- 9.2.1** Member or guest reservations and space assignments are required for campsites.
- 9.2.2** Members and their guests must register at the Pecan Plantation Reception Desk, and will be presented with a permit identifying the campers and their assigned pad when they register. The permit must be visible on the camper.
- 9.2.3** The camping permit is limited to 30 days for members and 15 days for guests. After that period, a camper may apply for an additional period.
- 9.2.4** If utilities are requested, the Reception Desk must be notified and a charge ticket will be made to the member's account.
- 9.2.5** A charge of \$10.00 will be made to the member's account if the key to the utility box is not returned to the Reception Desk upon departure.
- 9.2.6** A "no show" charge will be assessed to members who make reservations for a camper space and fail to appear without canceling their reservations 24 hours in advance. Reservations will be held until 6:00 P.M. unless the Club is notified of late arrival. Camper spaces not occupied by 6:00 P.M. on the scheduled arrival date may be assigned to those waiting for space. If a "no show" charge is assessed, the camper space will be held open for the member.
- 9.2.7** Five camping units are designated for use by members building homes while their building permits are active.
- 9.2.8** A camping permit must be secured before setting up camp.

PPOA Rules and Regulations

9.2.9 The hitting of golf balls in the campground area is prohibited.

9.3 BURN AREA

The Burn Area is located east of the campgrounds. Hours and rules are posted at the Burn Area, published in the Columns and are available at the Reception Desk at the Clubhouse.

9.3.1 Members only may dispose of tree limbs 4 inches in diameter or smaller, leaves and grass clippings at the Burn Area. Plastic bags shall be removed from all matter disposed of in the Burn Area. The disposal of any other material is prohibited and is considered a flagrant violation. **(As Amended 2/26/98)**

9.3.2 A dumpster is available in the Burn Area for the disposal of solid debris and trash. Do not dump hazardous materials in this dumpster.

9.3.3 Burn Area is for use by members ONLY. Materials from construction sites may not be disposed of in the Burn Area.

9.4 ROAD EASEMENTS

9.4.1 The installation of improvements on Association road rights-of-way must have prior approval of the Association. Examples of such improvements are rocking ditches, installation of sprinkler systems or culverts.

SECTION 10: MARINA

MARINA OPERATIONS

Marina hours are posted at the Marina and are available at the Reception Desk at the Clubhouse.

10.1.1 Member boat owners and invited guests only are allowed on the rental boat slips.

10.1.2 Marina Management has the right to refuse service to the public for reasonable cause.

10.1.3 Members and guests must observe posted Marina rules.

10.1.4 Charges for all rental storage, boat slips and Marina assisted fees are available at the Marina office and at the Reception Desk at the Clubhouse.

SECTION 11: EQUESTRIAN

11.1 GENERAL

- 11.1.1** Horses to be stabled at Pecan Plantation must be pre-approved by the General manager's office, with proper stabling arrangements confirmed, before they may be brought into Pecan Plantation. These advanced arrangements (including completion of a Release of Liability form), must be made regardless of whether the horse is to be stabled on privately owned lots platted for horse occupancy or whether they will be stabled in the Equestrian Center (PPOA's Stables area).
- 11.1.2** Contact the General Manager's office to board horses in the PPOA Stables area. A horse boarding fee schedule is available at the Club Reception desk.
- 11.1.3** A Negative Coggins Test certification is required for all horses entering the property. Additionally, evidence of a current annual Negative Coggins Test is required to be on file with the PPOA administrative offices. Horses to be boarded in the Stables area also require a health certificate for initial entry into the stables.
- 11.1.4** Riders are cautioned to maintain control of their mounts at all times and will not exceed a trot when riding on, or adjacent to, Pecan Plantation streets and roads.
- 11.1.5** Equestrians riding on Pecan Plantation assume the responsibility to repair property damaged caused by their mounts.
- 11.1.6** Guests bringing in horses temporarily must show proof of Negative Coggins testing.
- 11.1.7** Host property owners will insure that guests complete a Release of Reliability form prior to riding on Pecan Plantation.

11.2 STABLES AREA RULES

- 11.2.1** Members desiring to board a horse(s) in the Stables area must sign a Boarding agreement, available in the administrative offices.
- 11.2.2** The Stables area assignment of stalls and pastures is delegated to the Equestrian Association. The General manager will exercise approval and problem resolution rights.
- 11.2.3** No stallions are allowed to be boarded in the Stables area.

11.3 RIDING AREAS

- 11.3.1** Horse riding at Pecan Plantation is restricted to the following areas:
- Private property owned by the horse owner (owners and guests).
 - The Stables and riding ring areas.

PPOA Rules and Regulations

- Those riding easements identified by the Developer serving the Equestrian Estates and the Retreat areas, and future equestrian area that may be developed, are restricted to residents of those areas and their invited guests.
 - The Leonard Bend Farm pecan orchard as allowed by the orchard owners.
- 11.3.2** Riding for access into the orchard area from the PPOA Stables area will either be via direct gate passage or via Ravenswood Road to the Leonard Bend Farm road entry point.
- 11.3.3** Riding in the Plantation Park, Shady Camp Grounds and Recreation Area is authorized along Ravenswood to the Leonard Bend Farm orchard entry road and along the perimeter of the area.
- 11.3.4** Riding for access into the orchard from the Equestrian Estates area shall be via current riding easements or the most direct public route from the owner's property to Champion Drive, then via Champion Drive to Wedgefield, then via Wedgefield, across Monticello into the orchard. Returning riders will use the same routing.
- 11.3.5** Riders from the Retreat area will access the orchard using riding easements provided by the Developer or the most direct public route if easements are not provided.
- 11.3.6** Riders are not allowed to ride their animals on private property other than their own, without the owner's invitation.
- 11.3.7** Riding on public lands such as our playground areas, golf courses, runway and taxiways (except where dual platted for horses), marina and clubhouse areas is prohibited.

11.4 SAFETY CONSIDERATIONS

- 11.4.1** Before entering or crossing areas of heavy vehicular traffic such as Wedgefield, Monticello and Ravenswood, riders will assess their ability to control their horse and the training and responsiveness/temperament of their mounts. They will decide whether it is safest to remain mounted or to dismount and lead their horses through/along/across the heavy traffic areas, remounting if necessary when clear to do so.

11.5 CLEAN UP

- 11.5.1** Riders are responsible for clean up of horse droppings on transited easements and public property, and will return as soon as possible after their ride to clean up the manure.

11.6 VIOLATIONS

- 11.6.1** Citations issued as a result of actions in violation to these rules will be processed through the PPOA (committee to be established!) Committee. Whenever equestrian

PPOA Rules and Regulations

citations are to be reviewed, representation from the Equestrian Association will be requested to attend the meeting to assist the Committee with understanding, evaluation and adjudication of the citation.

SECTION 12: PENALTIES

12.1 GENERAL VIOLATIONS

12.1 GENERAL VIOLATIONS

12.1.1 Non-flagrant violations could result in a fine specified in this chapter.

12.1.2 Flagrant violations could result in a fine specified in this chapter.

12.1.3 Traffic violations including speeding could result in a fine specified in this chapter.

12.1.4 All other violations in PPOA Rules & Regulations could result in a fine specified in this chapter.

12.1.5 Flagrant violations are defined as being those rule violations where:

- a. There is a just cause to believe that the violation resulted in or could have resulted in, willful bodily injury or property damage and/or leaving the scene of an accident in Pecan Plantation. (As Amended 5/20/99)
- b. There is willful disregard for a reasonable request by the General Manager or his assigns.
- c. There has been physical or verbal abuse of PPOA personnel or volunteers.
- d. After the accumulation of 3 fines in a two year period, fourth violation to be considered a flagrant violation.

12.1.6 Non Flagrant violations are all other violations, other than traffic violations.

12.1.7 The fines for flagrant and non-flagrant violations shall be as follows:

	1 st	2 nd	3 rd and thereafter
Non-Flagrant	\$40	\$85	\$125

Flagrant violations will be placed into the appropriate fine category by management with consideration given to the seriousness of the flagrant violation. There will be three categories of fines. They are as follows \$200 Flagrant Violation, \$350 Flagrant Violation, and \$500 Flagrant Violation. Flagrant violations that include vulgar language, bodily injury, and/or damage to property may also include, in addition to the fine, a 30 day or 60 day suspension from PPOA facilities. Suspensions can be disputed and appealed according to the same rules as fine disputes and appeals.

PPOA Rules and Regulations

12.1.8 *Members, who fail to pay a fine they are responsible for, will be charged the fine amount during the current billing cycle.*

12.1.9 Members are required to continue paying all PPOA monthly assessments during any period of suspension of privileges.

12.1.10 Members are responsible for any fines assessed their guests for violations of PPOA Rules & Regulations.

12.1.11 Members who fail to pay fines can have their privileges suspended for a period of time as determined by the Board of Directors.

12.2 TRAFFIC VIOLATIONS:

12.2.1 *It is a rules violation to exceed the speed limit within Pecan Plantation. Security Officers are empowered to stop speeding vehicles and issue citations. Speed limits within Pecan Plantation are 25 MPH except where posted at 35 MPH and 15 MPH.*

12.2.2 The fines for traffic violations shall be as follows:

	1 st Violation	2 nd Violation	3 rd & Thereafter
1-5 MPH	Warning	\$40	\$85
6-10 MPH	\$40	\$85	\$100
11-15 MPH	\$85	\$100	\$200
16-20 MPH	\$100	\$200	\$250
21 + MPH	\$150	\$250	\$300
Reckless Driving	\$150	\$250	\$350
Other Traffic Violations	\$40	\$85	\$125

Other Traffic Violations are described as uniform traffic violations such as: Running Stop Signs, No Driver’s License, Failure to display Driver’s License, Failure to Yield Right Of Way, Traveling the wrong way on a One Way Street, Failure to display Financial Responsibility (No Liability Insurance) and All Parking Violations described in Chapter 5 of the current Rules & Regulations.

12.2.3 Driving at any speed considered excessive due to location or conditions or in a manner that may cause bodily injury or property damage is considered reckless driving.

12.2.4 The operation of a motor vehicle in Pecan Plantation while under the influence of drugs or alcohol is a flagrant violation.

12.2.5 All vehicles must stop in both directions for a school bus with flashing red lights. Failure to do so is a flagrant violation

12.2.6 Drivers must have a valid driver’s license on their person while operating a motor vehicle in Pecan Plantation and are required to present it to a Security Officer upon

PPOA Rules and Regulations

request. Failure to do so will be considered a traffic violation unless that driver presents proof of a valid driver's license at the PPOA Security Office within 48 hours of the citation.

12.2.7 It is a flagrant violation for the operator of any vehicle to allow cargo to spill on streets or private property. The driver or owner of the vehicle will be responsible for cleaning or repairing any property damaged.

(As amended 9/7/2006)

PPOA Rules and Regulations
SECTION 13: APPEALS

13.1 PROCEDURE

- 13.1.1** Any member or individual will have an opportunity to due process before the Dispute Panel and Appeal Panel, in that order, for a rule violation citation, fine or restriction.
- 13.1.2** All citations, fines or restrictions, excluding ACC citations, fines and restrictions, may be contested to the Dispute Panel and appealed to the Appeal Panel in that order. The request to the Dispute Panel may be in person or in writing at the choice of the individual making the request. Notice of intent to dispute must be made to the Security Office within 10 days of the date of the citation, fine or restriction. The Dispute Panel action must be completed within 45 days of the original citation, fine or restriction.
- 13.1.3** An appeal to the Appeal Panel can only be requested after the Dispute Panel has rendered a decision. The individual will need to make the request for an appeal to the Security Office in writing within 10 days of the Dispute decision. The appeal decision will be rendered no later than 45 days after request for appeal. Any decision made by the Appeal Panel is final unless the member fails to pay the fine amount and as a result the Board of Directors suspends or revokes the membership rights (in whole or part) of any member. In these circumstances a member will have a right to appear before the Board of Directors as specified in the By-Laws, Article Five Section 2 Revocation of Membership Rights.
- 13.1.4** Citations, fines or restrictions issued by the Architectural Control Committee (ACC) Compliance Officers may be appealed in person or in writing at the choice of the appellant to the ACC and to the Board of Directors, in that order. Notice of intent to appeal must be made to the ACC and Security Office within 10 days of the date of the citation, fine or restriction. Committee appeal actions must be completed within the 45 days of the original citation, fine, or restriction. A final appeal to the Board of Directors is available if the appeal to the Committee results in denial of the appeal.
- 13.1.5** Notification of intent to appeal an ACC Committee finding to the Board of Directors must be made to the General Manager's Office within 10 days after the Committee finding is made known to the individual(s) against whom the citation, fine or restriction was issued. Final Board of Directors appeal action must be completed within 45 days of the date of the General Manager's Office receives the member's notice of intent to appeal.
- 13.1.6** Board of Directors judgment on the appeal of any ACC citation, fine or restriction is final.
- 13.1.7** Formal written notifications to individuals as to the findings of appeal actions will be made with personal delivery of the schedule or findings to the individual(s) or by registered mail, with return receipt requested.

PPOA Rules and Regulations

13.1.8 Concerning ACC Violations and Appeals, one 30 day extension to the time restrictions given above may be granted by either the appropriate Committee Chairman, or Board of Directors, however, unexcused failure of a person(s) to appear at a scheduled appeal hearing or failure to provide an intended written appeal, will vacate an appeal and terminate the appeal process.

13.1.9 Concerning Violations before the Dispute Panel and Appeal Panel any unexcused failure of a person(s) to appear at a scheduled hearing or failure to request appeal in writing will terminate the process and fine stands.

13.1.10 No dispute or appeal will go over the allotted 110 days from the date of issuance of said citation, fine or restriction.

13.1.11 Dispute Panel will comprise at least three (3) of the Safety and Security Committee members, excluding the Committee Chair and the BOD Representative.

13.1.12 Appeal Panel will consist of the Committee Chairperson, the BOD Representative of that Committee and one (1) other current BOD member in order to render a decision.

(As Amended 7-1-04)

(Further Amended 9/7/06)

SECTION 14: MONETARY REWARD

- 14.1** Monetary reward may be given to those individuals who provide information leading to the successful resolution of a crime or rules violation within Pecan Plantation.
- 14.2** The responsible member (of the offender) may be held accountable for the reward up to \$500.00.
- 14.3** The identity of any person providing such information will be held in strictest confidence. In the event of a crime, the Association will provide the necessary information to the appropriate law enforcement agency.
- 14.4** All rewards must be approved through the Board President and the General manager or his designated assign.

SECTION 15: ELECTION PROCEDURES (Approved by the BOD 9/4/03)

GENERAL. ARTICLE SIX of the PPOA By Laws, entitled **MEETING OF MEMBERS**, contains the basic guidelines for the conduct of membership meetings, the election of members to the Board of Directors and other instructions relative to items to be placed before the membership for ballot/voting purposes. The Board of Directors will insure that the provisions of **ARTICLE SIX** of the By Laws, and the content of this chapter of the **Rules and Regulations** are followed. It is the intent of this SECTION to establish additional basic procedures relative to and in support of, those contained in the By Laws. Contained herein are the basic rules for the safeguarding of ballots; responsibilities of the Board of Directors' election chairperson; responsibilities of the Election Judge(s); responsibilities of the Election Committee; and procedures relative to "Poll Watchers" who wish to monitor the ballot/vote counting process.

15.1 BALLOT HANDLING AND SAFEGUARDING.

Management shall make available to the committee a lockable ballot box (or boxes) secured by two separate locks (each box) to be placed in the lobby of the club, readily available to membership. The key to one of the locks (on each box) shall be given to the Board of Directors' election chairperson. The key to the other lock (on each box) shall be given to the senior Election Judge. The ballot box (or boxes) shall remain in the lobby of the clubhouse—**unopened, except as required in paragraph 15.4 below**—until the date of the designated meeting. As required in the By Laws in the above mentioned **ARTICLE SIX**, Section 5, Voting Procedures, returned ballots shall be placed in a safe place (locked box) and shall be opened and counted by the Election Committee on the date of the designated meeting. When this box (or boxes) is (are) removed for ballot counting on the designated day, a replacement lockable box will be made available to receive late arriving ballots or ballots from those members who desire to vote in person on the election date and shall remain available to receive ballots until the election polls officially close. Other than as required in paragraph 15.4 below, if some unforeseen problem arises necessitating the removal of a ballot box (or boxes) from the lobby prior to election day, the box (or boxes) will be sealed--including the slot for ballot insertion. The Election Chairperson and the Senior Election Judge shall both sign the seal(s), which will not be broken until so witnessed by the entire Election Committee. (Note: this procedure, with photographs taken, has been used in the past with legal acceptance and approval by a Hood County Judge.)

Amended by the BOD on 2/5/04

15.2 RESPONSIBILITIES OF THE BOARD OF DIRECTORS ELECTION CHAIRPERSON.

The chairperson is responsible for the following:

- a. Organizing the Election Committee. To preclude any appearance of possible conflict of interest, family members of members of the Board, members of Pecan Plantation management or their family members, as well as family members of any candidates for election to the Board of Directors, shall not be members of the Election Committee. PPOA secretarial and administrative "trusted agents" may assist the Election Committee in areas other than actual ballot vote count.

PPOA Rules and Regulations

- b. Insure that all members of the Election Committee are fully cognizant of, and agree to abide by, the contents of **ARTICLE SIX** of the By Laws and this chapter of the **Rules and Regulations** in the conduct of their election responsibilities.
- a. Safeguarding of the ballot boxes in accordance with paragraph 15.1 above.
- b. Preparation of such written instructions as may be required to insure standardization and accuracy of the vote counting procedures between vote counting teams. This will include the development and approval, prior to convening the Election Committee and in conjunction with the General Manager's secretary, any tabulation forms required for the counting of the votes.
- c. Insure the availability, from Management, of a complete list of PPOA members in good standing and the number of ballots each member is authorized to cast based on the number of lots owned by that person.
- d. Over-sight of the committee during the conduct of its duties, to include, with the agreement of the Senior judge, ejection from the proceedings of any individual who is disrupting or interfering with the process of ballot/vote counting.
- e. The Election Chairperson will not participate in ballot counting nor interfere with decisions made by the judges.
- f. Notify all Poll Watchers approved by the Board of Directors as to the date, time and place of Election Committee briefings and insure that all Poll Watchers are properly briefed on the conduct of the proceedings, their rights and the conduct expected of them.
- g. Insure that no cell phones or recording devices are allowed in the Election Committee meetings or in the ballot counting area on election vote-count day.
- h. Insure the coordination of rest and refreshment breaks by Committee members and Poll Watchers so as to minimize counting disruptions. The Election Chairperson and/or the Senior Judge must remain in the counting area at all times.
- i. Insure that all members of the Election Committee, and Poll Watchers if present, are briefed that no information of the progress of the vote will be discussed outside the vote counting area and that announcement of the results of the voting is the sole responsibility of the Chairperson. The Chairperson will further insure the signing of a **CONFIDENTIALITY STATEMENT** by all persons present. Refusal to sign such a statement will be reason to deny that person access to the ballot/vote counting area.

15.3 RESPONSIBILITIES OF THE ELECTION JUDGE (S).

The By Laws require the appointment of five election judges. The Board of Directors will appoint one of the judges as the Senior Judge who will be the final authority concerning rulings and judgments arising from the ballot count procedures. In concert with the Election Chairperson, the Senior Judge (and the other judges) will insure that the requirements of the By Laws and these Rules are strictly adhered to. Also, their specific duties include:

- a. Resolution of problems and/or irregularities encountered by the counting teams in the performance of their duties.
- b. Review of questionable ballots to validate the vote of the member in regards to such items as obvious strike-overs and erasures. Any ballot in which the intent of the member is in question will be declared invalid for the questionable item. (Examples: Election ballots containing votes for more than three candidates will be invalid and removed from the count whereas other election items contained within

PPOA Rules and Regulations

the members' envelop may remain within the count. Or, in the case of vote on election items other than for candidates for the Board of Directors, an irregularity in the other election item will not cause a properly marked candidate vote to be removed from the count.) **Under no circumstances will any member be contacted to ascertain his(her) voting intent nor will any ballot be tampered with, changed or filled in if a voting decision has not been indicated by the member.**

- 15.3.1.** Where questionable ballots are encountered, the ruling of the judges, led by the Senior Judge, shall be final.
- 15.3.2.** The judges will validate the final count on all election items, and will provide the Election Chairperson with the written results for presentation to the membership and to the Association Secretary
- 15.3.3.** Upon completion of the vote counting and results validation, the judges will insure that all ballots are again assembled and replaced in the ballot box(es)—including a separate package of ballots which were deemed invalid. The box(es) will be re-locked and placed in a safe place pending possible recount actions if called for.

15.4 RESPONSIBILITIES THE ELECTION COMMITTEE.

The members of the Election Committee, other than the Chairperson and the Senior Judge, will be divided into teams for the purpose of conducting the actual ballot and proposition vote count. They will adhere to the requirements of the By Laws, the instructions contained in this section of the Rules and Regulations and the instructions given by the Election Chairperson. The Election Committee has two distinct and separate responsibilities. **As Amended 2/5/04 by the BOD** They are:

- a. To insure the eligibility of the voter and to prevent misuse of the voting system, the committee will convene at the call of the Chairperson and the Senior Judge on the afternoon prior to the election date for the purpose of voter verification. In a secure place, the committee will remove the ballot box (es) from the lobby, unlock them and empty the return envelopes with the SECRET BALLOTS inside, onto a counting table. The outer return envelopes will be placed in numerical sequence based on the membership number on the outer return envelope. They will then be checked against a current membership roster to ascertain that the voter is a member in good standing and to determine how many ballots the member is entitled to vote. Once the roster has been annotated to indicate that the member has voted, the outer return envelope may be opened and the SECRET BALLOT envelope removed and marked numerically with the number of ballots it should contain. The senior judge will rule on any vote submission irregularities. Once the roster validation process is completed, all SECRET BALLOTS will be returned to the ballot boxes—unopened and with no outside identification markings added by the committee—and will be re-locked and returned to the club lobby.
- b. Open the SECRET BALLOTS on the day of the Membership Meeting, verify the number of ballots said member is eligible to cast, extract the ballots and conduct the actual vote count for both board candidates and/or other propositions subject to voting. Refer all vote irregularities to the Judges for resolution.

PPOA Rules and Regulations

15.5 PROCEDURES RELATIVE TO POLL WATCHERS.

In this document, a "Poll Watcher" is defined as an observer whose request for attendance at, and witnessing of, meetings and activities associated with the action of the Election Committee has been approved by the Board of Directors. Such persons must be members in good standing of PPOA. Candidates for election to the Board of Directors and their relatives, as well as employees of PPOA are ineligible to act as Poll Watchers. Normally, due to space restrictions, a maximum of four (4) Poll Watchers will be allowed to observe the Election Committee proceedings, however, additional Poll Watchers may be allowed if their authorization request is predicated on behalf of different, individual candidates. No more than one Poll Watcher per candidate is allowed. Guidance for Poll Watchers is as follows.

- 15.5.1** Each person desiring to act as a Poll Watcher shall submit a letter requesting such designation to the Secretary of the Pecan Plantation General Manager ten (10) days prior to the last scheduled Board of Director's meeting prior to the scheduled election for which Poll Watching approval is sought. The letters must contain the reason such as candidate support, proposition interest, etc, as to why Poll Watchers designation is sought. The Secretary will consolidate all letters for review of the Board of Directors at their scheduled meeting. Persons originating such requests should attend the Board meeting in case clarification or conflict resolution is required.
- 15.5.2** The Board of Directors shall act on the letter requests and announce the names of approved Poll Watchers, in open session. Each approved Poll Watcher will be provided with a follow-up letter from the Board.
- 15.5.3** The BOD Election Chairperson shall inform the Poll Watchers of all Election Committee indoctrination/training meetings giving dates, times and places.
- 15.5.4** To monitor vote counting on election day the approved Poll Watcher(s) must:
 - a. Attend the scheduled indoctrination/training sessions.
 - b. Adhere to the time schedule established for the Election Committee (late arrivals may be denied entry).
 - c. Refrain from distracting conversations and/or actions that disrupt or interfere with the conduct of election business.
- 15.5.4** Approved Poll Watchers are entitled to:
 - a. Observe the activity in the ballot-counting area.
 - b. Sit or stand near enough to a counting team to verify the accuracy of their actions.
 - c. Call to the attention of an Election Judge any observed occurrence believed to be an irregularity or a violation to the prescribed election ballot/vote counting procedures. In cases of conflicts of opinion, the ruling of the Senior Judge will be final.
 - d. Witness the summation of the final vote counts by the Election Judges.

PPOA Rules and Regulations

15.5.6 Poll Watchers are not allowed to participate in any of the official actions of the Election Committee and are not allowed access to the ballots for their own verification of results.