

RULES & REGULATIONS

Pecan Plantation Owners Association, Inc.

Pecan Plantation Country Club

REVISION A

October 24, 2009

CHANGE HISTORY

Revision A Authorized publish date 10/24/2009.

Sections Affected/Description of Change

Section All: Consolidate original document and all changes approved Through June, 2009; standardize formatting within document; incorporate Section/Subsection format to improve viewing of document and Facilitate change/revision activities.

Revision A also incorporates the following changes:

Sections Affected/Description of Change

Section 1,

1.1 No change to text; Renumbered to eliminate duplicate 1.1 (numbering only).

Change A-1 - Approved by the Board of Directors: July 2, 2009

Section 10: Marina -

Addition of full Sub-section 10.2 Marina Storage, items 10.2.1 through 10.2.6. Clarification of Marina Storage Rules and contact information.

Change A-2 - Approved by the Board of Directors: November 5, 2009

Section 3: General Administration, add Subsection 3.11 House Numbers, 3.11.1 through 3.11.6. For the purpose of meeting state and local requirements for Postal Service and better identification for Emergency Services.

Change A-3 - Approved by the Board of Directors: October 24, 2009

Section 4: Country Clubhouse Rules

Subsection 4.2; add Sub-section 4.2.5 and 4.2.6. For the purpose of identifying a responsible contact person on all meeting rooms booked.

Change A-4 Approved by the Board of Directors: November 5, 2009

Section 12: Safety and Security

Subsection 12.1.5 - Add article I. For the purpose of adding a new definition to flagrant violations.

Change A-5 Approved by the Board of Directors: November 5, 2009

Section 4: Country Clubhouse Rules

Subsection 4.2.3 revision of alcohol purchase requirements for Guests

Section 5:

Subsection 5.1.2 D. defining prohibited entry to Pecan Plantation.

Subsection 5.1.2 G. Add G. to define reciprocity of USGA clubs.

PPOA Rules and Regulations
Revision A

Change A-5 Approved by the Board of Directors: November 5, 2009 (cont.)

Section 7:

Subsection 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7 Revision of Section and Subsections to clarify the rules, systems usage, penalty, violation, and to implement universal verbiage.

Change A-6 Approved by the Board of Directors: November 5, 2009

Section 5

Subsection 5.1.1, A. 1-3. Remove dollar amounts from entry tag control.

Subsection 5.1.1 N, O., P, and add Q. Remove dollar amounts and announce location of fee schedule.

Change A-7 Approved by the Board of Directors: December 3, 2009

Section 9

Opening paragraph, new verbiage 9.1.1 and 9.1.2 and re-numbering all subsequent subsections to accommodate the new verbiage added. To better clarify the purpose and rules of the Parks and Beaches.

Change A-8 Approved by the Board of Directors: February 4, 2010

Section 12

Subsection 1.5 B.

Split the two items listed under 12.1.5 B into two separate items (B & J) to negate confusion by members that each is a separate offense.

Change A-9 Approved by the Board of Directors: March 11, 2010

Section 4

Subsection 4.14, 4.15, 4.16, 4.17

Moved Subsection 4.14 to Section 6, deleted Subsection 4.15, renumbered 4.16 to 4.14 and 4.17 to 4.15 to relocate all Sports and Recreation related rules and regulations to the newly named Section 6.

Section 6 - Renamed Sports and Recreation - Renumbered Subsections and moved all rules and regulations pertaining to S&R to section 6.

Section 5

Subsection 5.8 Range Rules moved and renumbered to Section 6, Subsection 6.3

Section 9

Subsection 9.1 moved to Section 6, Subsection 6.6 and moved subsection 9.2 to

Section 6, Subsection 6.7; renumbered all remaining Subsections in 9.

PPOA Rules and Regulations

Revision A

Change A-10 Approved by the Board of Directors: March 11, 2010
Section 5; Subsection 5.1.2, Item D. Reworded to clarify the persons authorized to enter Pecan Plantation.

Change A-11 Approved by the Board of Directors: May 06, 2010.
Update to Section 6.7 Campgrounds to modify rules and regulations to encompass new upgraded facility and define new fees.

Change A-12 Approved by the Board of Directors July 1, 2010.
Update to Sections 7.3.1, 7.3.3 and delete entire Section 7.7 to standardize rules and rule violations for all cart drivers.

Change A-13 Approved by the Board of Directors August 5, 2010.
Update to Section 6.7.6; Add sentence to designate responsibility of payment of campground fees/deposits.

Change A-14 Approved by the Board of Directors September 2, 2010.
Revision to Section 5.5 Hunting to add verbiage to allow trapping or hunting by authorized persons and add violation verbiage for interference of trapping/hunting.

Change A-15 Approved by the Board of Directors September 2, 2010.
Revision to the PPOA OWNER BUILDER DRIVE WAY TIE-IN AGREEMENT
Revision to Section 17 Subsections: 17.9 – add B – G; and 17.3.3 – add D.

Change A-16 Approved by the Board of Directors September 2, 2010.
Add Sub-section 3.6.11 to Section 3.6 Nuisances and Neighborhood Appearance establishing rules and possible penalty for unauthorized refuse/trash disposal into PPOA dumpsters/receptacles.

Change A-17 Approved by the Board of Directors May 5, 2011.
Revision to Section 6.1.6 Food and Service and Section 6.4.3 and renumber current 6.4.3 to 6.4.4. Establish alcoholic beverage policy for the PAC pool.

Change A-18 Approved by the Board of Directors May 5, 2011.
Revision of Section 12.2.2 – Remove the fine for reckless driving; it is defined in 12.1.5 Flagrant Violations and 12.1.7.

Change A-19 Approved by the Board of Directors July 7, 2011.
Revision of Section 12.2.2 – Revise fines for traffic violations to include reference to reckless driving.

Change A-20 Approved by the Board of Directors July 7, 2011.
Revise Section 6.4 Swimming Pool Rules – specific and concise rules and regulations for the Clubhouse and PAC pools.

PPOA Rules and Regulations
Revision A

Change A-21 Approved by the Board of Directors July 7, 2011.

Section 3.4 Add 3.4.7 - Point to the location of information about video and/or recording equipment in open meetings.

Change A-22 Approved by the Board of Directors December 1, 2011.

Section 7.2.7 Reword to allow walking on course on the weekends – remove golf cart and time stipulations.

Change A-23 Approved by the Board of Directors January 5, 2012.

Section 15., subsection 15.1.1 Add paragraph at the end of Subsection 15.1.1 to change where PPOA election ballots are mailed. Changing the address from the clubhouse to the Post Office.

Change A-24 Approved by the Board of Directors March 1, 2012.

Section 17, subsection 17.9 (C). Clarify the homeowner and contractors' responsibilities for the installation of driveways, culverts and/or any other improvements in PPOA road right-of-ways. Change better defines so that enforcement is easily applied.

Change A-25 Approved by the Board of Directors March 1, 2012.

Section 17, subsection 17.9 (E). Clarify the homeowner and contractors' responsibilities for the installation of driveways, culverts and/or any other improvements in PPOA road right-of-ways. Change better defines so that enforcement is easily applied.

Change A-26 Approved by the Board of Directors March 1, 2012.

Section 9, subsection 9.2.1. Clarify the homeowner and contractors' responsibilities for the installation of driveways, culverts and/or any other improvements in PPOA road right-of-ways. Change better defines so that enforcement is easily applied.

Change A-27 Approved by the Board of Directors March 1, 2012.

Section 9, subsection 9.2.2. Clarify the homeowner and contractors' responsibilities for the installation of driveways, culverts and/or any other improvements in PPOA road right-of-ways. Change better defines so that enforcement is easily applied.

Change A-28 Approved by the Board of Directors March 1, 2012.

Section 17, subsection 17.10 (F). Clarify the homeowner and contractors' responsibilities for the installation of driveways, culverts and/or any other improvements in PPOA road right-of-ways. Change better defines so that enforcement is easily applied.

Change A-29 Approved by the Board of Directors May 3, 2012.

Section 4.15, subsection 4.15.1. To bring PPOA Rules and Regulations into compliance with the PPOA Bylaw regarding non-smoking in the clubhouse.

PPOA Rules and Regulations
Revision A

Change A-30 Approved by the Board of Directors September 6, 2012.
Section 17, subsections 17.1, 17.2, 17.2.1, 17.2.2, 17.2.3, 17.3.1, 17.3.2, 17.3.3, 17.3.4, 17.3.5, 17.3.6, 17.4, 17.5, 17.9, 17.10, 17.12.1, and 17.12.2. To better define requirements to allow compliance to be more easily enforced.

Change A-31 Approved by the Board of Directors August 2, 2012.
Section 3, Subsection 3.1.2 Sign placement and advertising practices added.

Change A-32 Approved by the Board of Directors December 6, 2012.
Section 5, Subsection 5.1.1 Entry Tag Control. All tags are purchased; free tags eliminated.

Change A-33 Approved by the Board of Directors November 7, 2013.
Section 15.1.1, second paragraph deleted. Remove requirement for Post Office box for submitting ballots.

Change A-34 Approved by the Board of Directors December 5, 2013.
Add Section 17.3.9 Storm Shelters to address new State legislation regarding same.

Change A-35 Approved by the Board of Directors December 5, 2013.
Add Section 17.13 and Subsections 17.13.1 through 17.13.6 Adjacent Vacant Lot to provide guidelines to members regarding construction on adjacent vacant lot; addressing the new State legislation of same.

Change A-36 Approved by the Board of Directors December 5, 2013.
Add Section 7.2.2C new regulation for users of the on-line tee time system to address failure to cancel tee times and penalty of same.

Change A-37 Approved by the Board of Directors May 1, 2014.
Changes to Section 9: 9.1 and 9.2 Change the name of the “Burn” area to “collection area” and define changes within Road Rights of way and Drainage Easements.

Change A-38 Approved by the Board of Directors via Evote and ratified on July 3, 2014.
Changes to Section 6.4 Swimming Pool(s) Rules.

Change A-39 Approved by the Board of Directors September 4, 2014.
Changes to Section 4.5 updating the verbiage and incorporating new rules pertaining to dress code for upstairs dining areas.

Change A-40 Approved by the Board of Directors September 4, 2014.
Change verbiage to Section 5.5 Hunting. Incorporate State regulations and prohibit deer feeding in Pecan Plantation community.

PPOA Rules and Regulations
Revision A

Change A-41 Approved by the Board of Directors November 6, 2014.

Change in rule 7.3.1 E to preclude damage along cart paths, resulting from constant ingress and egress from fairways.

Change in rule 7.3.1 H recognizing that there are circumstances when having three carts to a group is appropriate.

Change A-42 Approved by the Board of Directors November 6, 2014.

Change in rule 7.6.2 brings all golf carts into compliance when golf staff directs “Cart Path Only” because of weather conditions.

Change A-43 Approved by the Board of Directors January 8, 2015.

Change in rule 7.2.4 eliminates the “frost rule” and replaces it with a “38 degree” rule to protect the greens from damage due to freezing temperatures. The turf canopy temperature must reach 38 degrees for play.

Change A-44 Approved by the Board of Directors February 5, 2015.

Add a rule section that requires reasonable maintenance of existing structures or improvements, lists non-subjective evaluation criteria for determination of derelict condition, and provides enforcement measures to correct violations.

Change A-45 Approved by the Board of Directors February 5, 2015.

Modify dress regarding wearing hats.

Change A-46 Approved by the Board of Directors November 5, 2015.

Change and renumbered entire section 6.3 Archery / Air Gun Range Rules.

Change A-47 Approved by the Board of Directors March 3, 2016.

Changed section 6.7 Campgrounds – the existing rules did not address the issue of members using the campground for long-term camping.

Change A-48 Approved by the Board of Directors March 3, 2016.

Change Section 7.2.1- To more clearly define the hours of operation and limitations on use as they pertain to The Ladies Golf Association and Men’s Golf Association.

Change A-49 Approved by the Board of Directors April 7, 2016.

Change Section 5.3.7- To allow registered service animals in the clubhouse.

Change Section 7.2.5- To more clearly define walking on the cart paths.

Change Section 7.2.9 - To clarify the walking of animals on the golf course.

Change A-50 Approved by the Board of Directors April 7, 2016.

Change Section 3.6.8 – To clarify the P.P.O.A. procedure for open and controlled burn permits.

PPOA Rules and Regulations
Revision A

Change A-51 Approved by the Board of Directors July 7, 2016.

Change Section 7.2.2 C – To increase the time a cancellation must be made in the on-line tee time system from 1 hour to 2 hours.

Change A-52 Approved by the Board of Directors April 6, 2017.

Change Section 12.1.7 – To remove the limit on suspension of 60 days, to remove the limit on what a suspension can be for, and to allow suspensions to begin immediately.

Change A-53 Approved by the Board of Directors October 5, 2017.

Change Section 6.7 – To clarify and address new rules and regulations for the Campgrounds.

Change A-54 Approved by the Board of Directors April 5, 2018.

Change Section 12.2.2 – To double the fines for traffic violations.

Change A-55 Approved by the Board of Directors April 5, 2018.

Change Section 4.5 – To clarify the Dress Code for the Clubhouse.

Change A-56 Approved by the Board of Directors April 5, 2018.

Change Section 7.5 – To include wording requiring members to only use approved tires on golf carts for use on Pecan Plantation Country Club golf course. To also establish the authority of the club management to determine which tires are acceptable or allowed.

Change A-57 Approved by the Board of Directors July 12, 2018

Change Section 4.7.1 – To change the rule regarding acceptance of cash to be consistent current operating procedures.

For changes to this document, contact the appropriate administrator as listed at the end of each Section / Subsection of this document.

RULES & REGULATIONS
TABLE OF CONTENTS

SECTION 1: ENABLING DOCUMENTS/AUTHORITIES	1.1
1.1 DEED	1.1
1.2 USE OF ASSOCIATION PROPERTY AND COMMON FACILITIES	1.1
1.3 REGULATIONS FOR USE OF ASSOCIATION PROPERTY AND COMMON FACILITIES	1.1
1.4 SUSPENSION OF MEMBERSHIP RIGHTS	1.1
SECTION 2: ENFORCEMENT	2.1
SECTION 3: GENERAL ADMINISTRATION	3.1
3.1 SIGNS	3.1
3.2 SOLICITATIONS	3.1
3.3 PERSONAL CONDUCT	3.2
3.4 VIDEO AND PHOTOGRAPHS	3.2
3.5 OPERATION OF A BUSINESS	3.3
3.6 NUISANCES AND NEIGHBORHOOD APPEARANCE	3.3
3.7 ARCHITECTURAL CONTROL PERMITS AND PENALTIES	3.3
3.8 AMENITY AND GUEST FEES	3.4
3.9 MEETING/BANQUET ROOM RENTAL FEES	3.4
3.10 GARAGE SALES	3.4
SECTION 4: COUNTRY CLUB HOUSE RULES	4.1
4.1 IDENTIFICATION	4.1
4.2 PRIVILEGES	4.1
4.3 DEFINITIONS	4.1
4.4 CHILDREN	4.2
4.5 DRESS	4.2
4.6 BULLETIN BOARD	4.3
4.7 PAYMENT FOR FOOD AND SERVICES	4.3
4.8 CLUBHOUSE PROPERTY	4.3
4.9 EMPLOYEE SERVICE	4.3
4.10 FOOD AND SERVICE	4.4
4.11 ALCOHOL AND GAMBLING POLICY	4.4
4.12 RESTRICTED AREAS	4.5
4.13 INN	4.5
4.14 ACTIVITY ROOM RULES	4.6
4.15 SMOKING	4.7

SECTION 5: SAFETY AND SECURITY	5.1
5.1 VEHICLE ACCESS	5.1
5.2 VEHICLE OPERATION	5.5
5.3 ANIMALS	5.8
5.4 FIREARMS	5.9
5.5 HUNTING	5.10
5.6 SKATEBOARDS, ROLLERBLADES AND BICYCLES	5.10
5.7 FIREWORKS	5.10
SECTION 6: SPORTS AND RECREATION	6.1
6.1 PECAN ACTIVITY CENTER	6.1
6.2 TENNIS FACILITY RULES	6.1
6.3 ARCHERY / AIR GUN RANGE RULES	6.3
6.4 SWIMMING POOL RULES	6.4
6.5 SPORTS FIELDS RULES	6.4
6.6 PARK AND BEACH AREAS	6.5
6.7 CAMPGROUNDS	6.5
SECTION 7: GOLF COURSE	7.1
7.1 REGISTRATION PRIOR TO PLAY	7.1
7.2 HOURS OF OPERATION AND LIMITATIONS ON USE	7.1
7.3 MOTORIZED GOLF CARTS	7.4
7.4 ASSOCIATION OWNED GOLF CARTS	7.5
7.5 PRIVATELY OWNED GOLF CARTS	7.5
7.6 HANDICAP CART-FLAG PLAYERS	7.5
7.7 HANDICAP CART-FLAG VIOLATIONS	7.6
SECTION 8 : AIRPORT	8.1
8.1 GENERAL	8.1
8.2 VEHICLE GROUND OPERATIONS	8.1
8.3 USE OF RUNWAY	8.2
SECTION 9: ROADS AND GROUNDS	9.1
9.1 BURN AREA	9.1
9.2 ROAD RIGHTS-OF-WAY and DRAINAGE EASEMENTS	9.1
SECTION 10: MARINA	10.1
MARINA OPERATIONS	10.1
SECTION 11: EQUESTRIAN	11.1
11.1 GENERAL	11.1
11.2 STABLES AREA RULES	11.1
11.3 RIDING AREAS	11.2

PPOA Rules and Regulations
Revision A

11.4	SAFETY CONSIDERATIONS	11.2
11.5	CLEAN UP	11.3
11.6	VIOLATIONS	11.3
SECTION 12: PENALTIES		12.1
12.1	GENERAL VIOLATIONS	12.1
12.2	TRAFFIC VIOLATIONS	12.2
SECTION 13: APPEALS		13.1
13.1	PROCEDURE 13.1	
13.2	ARCHITECTURAL CONTROL AND APPEALS	13.1
13.3	SAFETY, SECURITY and OTHER DISPUTES AND APPEALS	13.2
SECTION 14: MONETARY REWARD		14.1
SECTION 15: ELECTION PROCEDURES		15.1
15.1	BALLOT HANDLING AND SAFEGUARDING	15.1
15.2	RESPONSIBILITIES OF THE BOARD OF DIRECTORS ELECTION CHAIRPERSON	15.2
15.3	RESPONSIBILITIES OF THE ELECTION JUDGE(S)	15.3
15.4	RESPONSIBILITIES OF THE ELECTION COMMITTEE	15.4
15.5	PROCEDURES RELATIVE TO POLL WATCHERS	15.5
SECTION 16: TBD		
SECTION 17: ARCHITECTURAL CONTROL COMMITTEE (ACC)		17.1
17.1	ORGANIZATION	17.1
17.2	PERMIT REQUIREMENTS	17.2
17.3	CONSTRUCTION REQUIREMENTS	17.4
17.4	CONSTRUCTION REVISIONS	17.7
17.5	LAPSE OF CONSTRUCTION PERMITS	17.7
17.6	FINISHED HOUSE GUIDELINES	17.9
17.7	FENCES	17.9
17.8	OUTDOOR EQUIPMENT LOCATION AND SCREENING	17.12
17.9	DRIVEWAYS AND PARKING AREAS	17.14
17.10	LANDSCAPING	17.14
17.11	SINGLE LOT ASSESSMENT	17.15
17.12	ACC VIOLATIONS AND FINE SCHEDULE	17.16
17.13	ADJACENT LOT CONSTRUCTION	17.29
17.14	EXISTING STRUCTURES	17.32

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 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.

1.2^A 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".

1.3^A 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".

Change A

1.4^A SUSPENSION OF MEMBERSHIP RIGHTS

PPOA BY-LAWS, Article Five

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”.

For changes to Section 1 of this document, contact the Secretary to BOD

Change A

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 and his assigns. 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 General Manager, and his assigns, and ACC Members shall have access to lots, excluding residences or enclosed outbuildings, for the proper and authorized performance of their duties

SECTION 3: GENERAL ADMINISTRATION ²

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.³¹

3.1.2 "House for Sale", "Realtor", and "Builder Information" signs may be no larger than 2' X 3' in size (including holder or background) and shall be subject to the following restrictions unless approved in writing by the General Manager or his assigns.³¹

(a) "House for sale", "Realtor", and Builder Information" signs (regardless of type) are limited to a total of two (2) signs per residence and may be placed in the window (posted on the inside or outside of the glass), in a holder placed against the house wall, or in a holder placed against shrubbery in a flowerbed that extends directly along the house wall.³¹

(b) During construction of a new home or major addition, one (1) "Builder Information" sign may be placed on (or directly against) the trash box or receptacle; however, placement of sub-contractor or service agency advertising signs is strictly prohibited at any time.³¹

(c) Except for placement within a house window as mentioned above in part (a), signs are prohibited from being placed at a height greater than four (4) feet above ground level.³¹

Except as described in parts (a) and (b), signs are prohibited from being placed on/against any structure other than the house or at a distance greater than two feet (2') from the house.³¹

(d) Other prohibited items include promotional signs (e.g. "open house", "model home", "price reduced", etc.), balloons, banners, pennants, extraordinary lighting or audio effects and any other such artifacts which create a nuisance and /or detract from neighborhood appearance.³¹

(e) A standard size 3” X 12” info-tube or 9” X 12” dispenser-box containing house/property information may be placed adjacent to the mailbox, alongside the driveway, or in the “mail box area” beside road when there is no local mailbox.³¹

(f) Signs found in violation will be subject to removal and disposal without notice, and citations may be issued to both the advertiser and the property owner for repeat offenses under Section 12.1.7 of these Rules and Regulations.³¹

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.

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.

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 VIDEO AND PHOTOGRAPHS

3.4.1 No videos or photographs will be taken of PPOA facilities for commercial use without the approval of the General Manager or his assigns.

3.4.2 Any person taking video or photographs for use on PPOA media gives PPOA all rights for use on PPOA's private media including TV, Columns, and Web site.

3.4.3 Video or Photographs taken as part of a project for PPOA become the property of PPOA.

3.4.4 Video or Photographs of members taken on PPOA's property may not be used for any purpose other than PPOA media without the member's written consent. (As amended 06-04-09)

3.4.5 Any person has the right not to have their image used in PPOA Media. Such objections must be provided in writing to the General Manager or his assigns, or stated to the photographer.

3.4.6 PPOA is not responsible for any video or photographs, not authorized by the General Manager, or his assigns.

3.4.7 Use of Video and/or audio equipment in open meetings is covered in Policy Statement Section 5: Open Meetings Policy.²¹

3.5 OPERATION OF A BUSINESS

3.5.1 When a business is being operated from a residence and that business disrupts the neighborhood, the General Manager, or his assigns may issue a citation which could result in a penalty defined in Section 12, Penalties.

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.

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.

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 PPOA follows all State and County regulations regarding “open fires” and/or “controlled burns”. Members should contact the Hood County Fire Marshall’s office for information on fire conditions and permits at www.hood.tx.us.⁵⁰

Change A-21

Change ⁵⁰

3.6.9 Littering is strictly prohibited. For violations, the General Manager or his assigns may issue a citation which could result in a penalty defined in Section 12, Penalties.

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.

3.6.11 Dumping of trash or refuse of any kind is prohibited in Pecan Plantation. Placing trash or refuse of any kind in the Clubhouse, Marina, PAC, or any trash storage bins, including dumpsters, not authorized for member use is prohibited. Violations could result in a penalty defined in Section 12, Penalties.¹⁶

3.7 ARCHITECTURAL CONTROL PERMITS AND PENALTIES

Please refer to Section 17, Architectural Control Committee (ACC).

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.

After 6:00p.m. on Friday you may put out your items

No sales until Saturday at 7:00a.m.

Guest must be called in

Items must be removed by 6:00p.m. Saturday

Members must sign-up on the Garage Sale list at the Clubhouse to be included on gate list.

¹⁶ **Change A-16**

3.11 HOUSE NUMBERS ²

3.11.1 House numbers must be displayed at all Pecan Plantation Homes. ²

3.11.2 All house numbers must be clearly legible from the street. ²

3.11.3 House numbers mounted on mailboxes should be placed where they can be read from both directions in the street. ²

3.11.4 All homes that have mailboxes must display numbers according to 3.11.3 ²

3.11.5 Because of Post Office regulations some homes in PPOA do not have mailboxes. These homes must display according to 3.11.2 and be in close proximity to the street where the driveway intersects. ²

PPOA Rules and Regulations
Revision A

3.11.6 Failure to comply with the house numbers rules is a rule violation which could result in a penalty defined in Section 12. Penalties.²

For changes to Section 3 of this document, contact the General Manager

² Change A-2

SECTION 4: COUNTRY CLUB HOUSE RULES³

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

Members will be provided with a numbered identification card and are required to show it upon request to the General Manager or his assigns.³

4.2 PRIVILEGES

- 4.2.1 Assessment paying Property Owners, Tenant members, Honorary Members and Associate Members, including member's immediate family and guests, may use all facilities and services in the Clubhouse.³
- 4.2.2 Property owners who forfeit their club privileges to Tenant Members will not be allowed to use club facilities and services but will retain voting rights.³
- 4.2.3 Inn guests may use all facilities and services in the Clubhouse and swimming pool. They will receive a temporary membership card with the hotel key, which must be produced when purchasing alcoholic beverages at the club. Guests may also use the tennis courts and golf course, if courts or tee times are available, upon payment of required guest fees.^{3 & 5}
- 4.2.4 A member may cash one \$25.00 check per day at the Reception Desk only.
- 4.2.5 To aid clubhouse staff in scheduling and assigning rooms for use, the following information is required before a room reservation (whether a one time or a standing reservation) is granted:³
 - a. A contact: Member in good standing with a current working phone number.³
 - b. The approved and registered Club's name (if applicable).³
 - c. Date and time of room reservation³
 - d. Reason for the meeting.³
 - e. Attendee headcount (for room size, tables and chairs).³

³ Change A-3

⁵ Change A-5

4.2.6 Failure to follow the rules in Section 4 could result in loss of room use privileges at the Pecan Plantation Clubhouse.³

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.

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.)

³ Change A-3

- 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.
- 4.4.5 Members are responsible for the acts of their dependent children.

4.5 DRESS

- 4.5.1 Unless otherwise noted in the Columns or on special notices, dress in the upstairs dining areas at Pecan Plantation is good taste casual or better.^{A-39A-55}
- 4.5.2 The wearing of hats, caps or other headgear by men or boys when dining in the Terrace Room, Ball Room or banquet rooms is not permitted.^{A-39}
^{A-45}
- 4.5.3 Swimwear is permitted only in the pool area, Appropriate swimwear cover-ups are required in the Clubhouse common areas when going from room area to the pool.^{A-39 A-55}
- 4.5.4 Appropriate footwear is required in all areas of the Clubhouse.^{A-55}

Change A-39
Change A-45
Change A-55

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 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 the General Manager or his assigns and is considered theft. Theft is a flagrant violation as defined in Section 12.

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:

1. Reservations are recommended for luncheon and dinner.
2. Reservations must be made 48 hours in advance for special services and private parties.
3. Table reservations will not be held after the designated time if the tables are needed for other customers.
4. 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 is considered a flagrant rule violation under Section 12 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.

4.12 RESTRICTED AREAS

PPOA Rules and Regulations
Revision A

- 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 ACTIVITY ROOM RULES⁹

- 4.14.1 Members are responsible for the debts and acts of dependents and guests using this room.
- 4.14.2 Members with guests are required to identify themselves. When an attendant is not on duty all members with guests must sign the register.
- 4.14.3 Children under age ten (10) must be accompanied by an adult or other person who can be responsible for their actions and behavior.
- 4.14.4 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.
- 4.14.5 Violation of Rules of Conduct may result in suspension of privileges in the pool and activity room areas.
- 4.14.6 For violations of the above, the General Manager or his assigns may issue a citation which could result in a penalty as defined in Section 12, Penalties.

9 - Change A9

4.15 SMOKING⁹

4.15.1 The areas inside the Association offices and inside the Clubhouse are hereby designated as non-smoking.²⁹ For violations, the General Manager or his assigns may issue a citation which could result in a penalty as defined in Section 12, Penalties.

9 - Change A-9

29-Change A-29

For changes to Section 4 of this document, contact the General Manager.

SECTION 5: SAFETY AND SECURITY

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.

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. Entry Tags will be available to members for member owned vehicles to purchase at the Operations Office. There is no renewal requirement. These tags are non transferable.³²
 - 1. Additional tags are available to immediate family members (sons, daughters, parents and grandparents). These tags are renewable annually.⁶
 - 2. Additional tags are available to extended family members (more distant family members, uncles, aunts, cousins, and friends). These tags are renewable annually.⁶

⁶ Change A-6
32 Change A-32

PPOA Rules and Regulations
Revision A

- B. 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.

PPOA Rules and Regulations
Revision A

- 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, and are renewable annually thereafter. These entry tags will require the same driver's license, ownership and liability insurance evidence as defined above.⁶
- O. Entry Tags that are removed from the vehicle shall be returned to the Operations Office during regular business hours or the responsible member will be charged a deactivation fee.⁶
- P. Entry Tags that are deactivated (turned off) at the request of the member or Entry Tags that have been deactivated due to a delinquent member account will be charged a reactivation fee.⁶
- Q. Fee schedules for tags and renewals are available in the Operations Office.⁶

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.
- 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' 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 Pecan Plantation unless invited in by a member, or granted permission to enter by the General Manager or his assigns, or enters in accordance with the provisions for guest access in this Section 5: Safety and Security.⁵
¹⁰ 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 and may be subject to criminal prosecution.¹⁰ Any member who aids and abets entry by deception will be cited for a flagrant violation.

¹⁰ **Change A10**

- 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.

⁵ Change A-5; ⁶ Change A-6

- F. 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.

- G. 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.
- H. Reciprocity among USGA clubs may be available. The Golf Professional and staff can provide details. ⁵

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.

⁵ Change A-5

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

5.2 VEHICLE OPERATION

- 5.2.1 Within Pecan Plantation, drivers and vehicles are subject to Texas Law.
- 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 Within PPOA motor vehicles (including trailers in tow) may not be operated off the paved roads and streets without specific approval of the General Manager or his designated representative except for emergency vehicles or as noted in Rule 5.2.9 below.
- 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. This rule also applies to vehicles (including trailers in tow) which require an area greater than the paved roadway surface to turn or to turn around.
- 5.2.10 Overnight parking is prohibited on any street or on the shoulder of any street.

PPOA Rules and Regulations
Revision A

- 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. Violators are subject to fines as contained in Section 12.

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)
- D. All golf carts, regardless of where used in Pecan Plantation, 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 on Pecan Plantation Roads at a weight greater than allowed in this section.
- B. Pecan Plantation Roads are designed as load restricted, and cannot withstand, without damage, unusually heavy equipment or vehicles (collectively, "vehicle"). Consistent with the Texas Transportation Code Section 621.101 subchapter B. Weight Limitations for load restricted roads, the maximum allowable vehicle weight limit per axle for use on Pecan Plantation Roads is as follows:
 - 1. Steering axle: 13,000 lbs. per axle
 - 2. Single axle: 22,500 lbs. per axle
 - 3. Tandem axle: 41,400 lbs. total or 20,700 lbs. per axle

PPOA Rules and Regulations
Revision A

4. Triple axle: 54,000 lbs. total or 18,000 lbs. per axle
 5. No 5 axle or 6 axle truck/trailer combination weighing over 80,000 lbs. are permitted on Pecan Plantation Roads, unless a Pecan Plantation Over Weight Permit (PPOWP) is requested and purchased for such intended use.
 6. All Permits may be purchased at the Operations Office Located at 8501 N. Monticello Circle, Granbury, Texas.
 7. The maximum weight limit with at PPOWP (i) for a 5 axle combination is 95,800 lbs., and (ii) for a 6 axle combination is 108,400 lbs.
 8. Other unusual truck/trailer combinations will be calculated on a case by case basis, and will be subject to fine, fee or permit consistent with these Rules.
- C. **6 YARD/8 YARD CONCRETE TRUCK EXCEPTION.**
Notwithstanding the foregoing weight limits and restrictions, users of Pecan Roads are permitted to use (without special permit) three axle concrete trucks containing up to but no more than 6 yards of concrete, and three axle concrete trucks containing up to but no more than 8 yards of concrete are permitted upon payment of the Association's Road Maintenance Fee then in effect.
- D. 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.
- E. All commercial vehicles are subject to weight tests within Pecan Plantation, which may be performed at any gate of Pecan, on Pecan's roads or in any other reasonable location. Weight 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.
- F. Any violation limits of these weight limits and/or restrictions will be subject to the following fines payable to Pecan Plantation Owners Association:
1. First violation: \$ 500
 2. Second violation: \$ 800
 3. Third and subsequent violations: \$1,200
 4. The third and subsequent violation may also result in restrictions from entering Pecan Plantation.

PPOA Rules and Regulations
Revision A

**Note: DO NOT revise those portions of Rules & Regulations Section 5 entitled Vehicle Weight Limit Program and Over Weight Permits without prior written agreement from the parties to Cause No. 2008574 between Lenmo, Inc., Plantation Orchard, L.P., and Midway Brazos, Inc. (Plaintiffs) and Pecan Plantation Owners Association, Inc. (Defendant) settled in the 355th Judicial District Court of Hood County, Texas.*

5.2.15 OVER WEIGHT PERMITS

- A. 5 Axle or 6 Axle Truck Trailer Combination Permit Fees;
- Single Trip Permit: 80,001 lbs. - 108,400 lbs. \$ 210
 - Annual Permit: 80,001 lbs. -108,400 lbs. \$4,000
- B. Single Axle to Triple Axle Vehicles Permit Fees:
- Single Trip Permit: Allows for 5% over Gross Weight \$ 50
 - Annual Permit: Allows for 5% Over Gross Weight \$375

**Note: DO NOT revise those portions of Rules & Regulations Section 5 entitled Vehicle Weight Limit Program and Over Weight Permits without prior written agreement from the parties to Cause No. 2008574 between Lenmo, Inc., Plantation Orchard, L.P., and Midway Brazos, Inc. (Plaintiffs) and Pecan Plantation Owners Association, Inc. (Defendant) settled in the 355th Judicial District Court of Hood County, Texas.*

5.2.16 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.

5.2.17 All roadway repairs shall be in compliance with current County Standards for Class B roadways with a 2 inch asphalt overlay.

5.2.18 Roadway repairs shall be approved by the General Manager or his assigns prior to commencement of such repairs.

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.

PPOA Rules and Regulations
Revision A

- 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 roadside 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, excepting registered service animals, are not permitted in the Clubhouse, on Club grounds, children's playground, pool areas, tennis facilities.
- 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.
- 5.3.9 Reference Section 7: HOURS OF OPERATION AND LIMITATIONS ON USE, "dogs, cats and other domestic animals are not permitted on the Golf Course at any time."

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.
- 5.4.3 The users of the archery range must abide by the rules of PPOA with regard to range use.
- 5.4.4 Air pistols and air rifles firing a BB or pellet are restricted to use on a member's property or the Archery Range. Firing these in a manner that the projectile leaves the member's property or the Archery Range is

prohibited. Those using the Range who are under 18 years of age must be supervised by an adult.

5.4.5 The use of any other deadly weapons in Pecan Plantation is prohibited.

5.4.6 For violations of the above, the General Manager or his assigns may issue a citation which could result in a penalty as defined in Section 12, Penalties.

5.5 HUNTING/WILDLIFE

5.5.1 Hunting or trapping of game animals is prohibited within Pecan Plantation except as approved by the Board of Directors.¹⁴

5.5.2 Any interference with Board of Directors approved hunting of feral hogs and/or trapping activities or equipment shall be considered a rule violation, and subject to fines as outlined in Section 12 Penalties.^{14, 40}

5.5.3 Feeding game animals is prohibited within Pecan Plantation except for programs approved by the Board of Directors. Feeding shall be considered a rule violation, and subject to fines as outlined in Section 12 Penalties.⁴⁰

5.5.4 Under Texas Parks and Wildlife Code: 62.0125: Interference with trapping activities is a Class B misdemeanor.⁴⁰

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

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

⁹ Change A 9 - Removed 5.8

¹⁴ Change A-14

⁴⁰ Change A-40

⁴⁹ Change A-49

For changes to Section 5 of this document, contact the Safety & Security Committee Chair.

SECTION 6: SPORTS & RECREATION ⁹ Entire section

6.1 PECAN PLANTATION ACTIVITY CENTER (PAC)

Operating Hours Are Posted At The PAC

- 6.1.1 Identification: Members are required to register themselves and any guests. Applicable guest fees are to be paid upon registration.
- 6.1.2 Definitions and Privileges: Only persons as defined in Section 4 Clubhouse rules Members are entitled to use the Pecan Activity Center (PAC).
- 6.1.3 Children: Children ages 7 years and below must be accompanied and directly supervised by a parent or guardian 18 years or older at all times unless in an organized activity. An exception to this rule will be a responsible baby sitter ages 13 and above. The baby sitter must be actively supervising the child or children at all times and be able to handle this task appropriately. Anyone not able to conduct themselves properly will be asked to leave the facility.
- 6.1.4 Dress Code: Unless specified for a specific activity shirts and shoes shall be worn at all times. Dress shall be in good taste and appropriate for the activity or activities that one participates in. Use of the Gymnasium requires non marking athletic shoes while participating in any athletic activity.
- 6.1.5 Personal Conduct: Members, their families and guests shall conduct themselves in a manner considerate of others. 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. 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.
- 6.1.6 Food and Service: No personal food or beverage is allowed inside the Pecan Activity Center. No alcoholic beverages are allowed inside the PAC buildings. Any exception to this rule must be approved in advance by the General Manager or his assigns.¹⁷
- 6.1.7 PPOA Property: Removal or the deliberate destruction of PPOA property, equipment or materials is prohibited without the permission of General Manager or his assigns.
- 6.1.8 Smoking: Smoking is not allowed inside the Pecan Activity Center at any time.
- 6.1.9 Gambling: Gambling is prohibited on all PPOA common property.
- 6.1.10 Other Rules: Other rules may apply and will be posted.
- 6.1.11 Rules Violations: Rules violations are subject to the penalties as outlined in Section 12, Penalties.

17 - Change A17

6.2 TENNIS FACILITY RULES

- 6.2.1 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 may be charged a regular guest fee. 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.
- 6.2.2 Only Members and Inn guests may reserve or register for courts. Guest fees must be paid in advance for each guest. Current fee schedules are available at the Reception Desk at the Clubhouse.
- 6.2.3 A utility fee, as set by Management, may be charged for use of lights.
- 6.2.4 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.
- 6.2.5 At the end of play, the gate is to be locked, the lights turned off, and the keys returned to the front desk. A charge will be billed to your account if the keys are not returned by midnight.
- 6.2.6 Courts should be reserved through the Tennis Shop during regular business hours. Tennis court reservations cannot be guaranteed by leaving a message on the Tennis Shop answering machine. Reservations are forfeited if unclaimed within 15 minutes of reservation time.
- 6.2.7 There will be no reservations prior to 72 hours in advance.
- 6.2.8 Courts may be reserved for a maximum of two hours per day.
- 6.2.9 Doubles play is encouraged when courts are crowded.
- 6.2.10 Only players that are actively engaged in the sport of tennis should be on the tennis courts.
- 6.2.11 Proper tennis attire, including shirts, blouses, shorts, and non-marking tennis shoes are required at all times. Bathing suits are not permitted.
- 6.2.12 Smoking is not permitted on the courts or in the Tennis Shop.
- 6.2.13 Food is not permitted on the courts.
- 6.2.14 The Tennis 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.
- 6.2.15 Personal food or beverages are not allowed at the Tennis Facility.
- 6.2.16 The tennis courts are for tennis play only, i.e., no skateboarding, rollerblading, etc.
- 6.2.17 In the event the Tennis Shop is closed, a member must be age 13 or older to obtain a key at the Club Reception Desk. A parent must call the Club Reception Desk if the

child is under the age of 13 and the parent must provide his or her member account number. The child is still required to sign the Sign-in sheet.

6.2.18 Violations: Rules infractions are subject to the penalties as defined in Section 12, Penalties.

6.3 ARCHERY / AIR GUN RANGE RULES ⁴⁶ (Entire Section)

6.3.1 Everyone utilizing the Range must practice proper shooting line etiquette. Anyone under the age of 16 must be accompanied and directly supervised by an adult while at the Range. All guest(s) must be accompanied by a member while at the Range whether or not said guest(s) are minors.

6.3.2 All patrons of the Range are expected to sign-in/out of the Range Log.

6.3.3 Persons using the Range are required to dispose of all trash, which includes cans, bottles, and paper products, into proper trash bins and cigarette butts in appropriate receptacles.

6.3.4 Any person who appears to be under the influence of drugs or alcohol is prohibited to be on the Range.

6.3.5 If you observe any unsafe conditions and cannot correct them, notify PPOA security as soon as possible.

6.3.6 Shooting of firearms is prohibited in the Range at all times. By definition, a firearm is a weapon from which a projectile can be discharged by an explosion caused by igniting gunpowder. Anyone found shooting firearms at the Range will be found guilty of a flagrant violation as described in Section 12, Penalties.

6.3.7 Shooting will be from designated locations only.

6.3.8 Shooting will not commence until all persons are at or behind the firing line and the Range is called "Hot".

6.3.9 All archers/shooters must remain at or behind the firing line until the Range is called "COLD"! This can be signaled by anyone at the firing line, blowing of a whistle or verbally calling "COLD"! Once the line is called "COLD" all archers/shooters must secure their bows/guns in safe position, then retrieve their arrows or review/change their targets at the same time. No one is allowed to handle their bows/guns while the Range is called "COLD."

6.3.10 No unauthorized vehicles are allowed on the Range at any time.

6.3.11 No unleashed pets are allowed on the Range at any time. All pets must be under direct control of owner at all times.

6.3.12 Arrows and air gun projectiles must always be directed towards a proper target, never shot up in the air, and never towards person(s) or wildlife. Anyone caught deliberately doing so will be found guilty of a flagrant violations as described in Section 12, Penalties.

6.3.13 Broadhead arrows may only be shot at broadhead targets and are to be supplied by the archers using broadhead arrows. The range target butts are not designed to receive

broadheads. Anyone found shooting broadhead arrows at the range target butts will be found guilty of a flagrant violation as described in Section 12, Penalties.

6.3.14 Person(s) violating these rules are subject to penalties as outlined in Section 12, Penalties.

6.4 SWIMMING POOL(S) RULES^{38(Entire Section)}

6.4.1 Clubhouse Pool: Normal hours of operation and swimming pool rules are posted at pool entrance.

6.4.2 Clubhouse Pool: Pool will be open only when lifeguards are on duty. Management reserves the right to close the pool at any time due to weather, mechanical failure, contamination, unsanitary conditions, safety concerns and or emergencies.

6.4.3 Clubhouse Pool: Always observe and abide by any signage posted related to the condition/status of the pool.

6.4.4 Clubhouse Pool: Lifeguards have complete control over all activities in the pool area and their instructions must be obeyed.

6.4.5 Clubhouse Pool: Distracting the attention of a lifeguard is prohibited. Lifeguards are on duty to enforce the rules, prevent accidents and respond to emergencies.

6.4.6 Clubhouse Pool: Maximum pool area capacity is 248 persons.

6.4.7 Clubhouse Pool: At the first sign of lightning or thunder the pool must be vacated immediately and will remain closed until thirty (30) minutes have passed since the last visual lightning strike or occurrence of thunder.

6.4.8 Clubhouse Pool: Never prop open any entrance or exit gate into or out of the pool area. Please notify management immediately if any gate does not self-close and latch.

6.4.9 Clubhouse Pool: Guests, other than Inn guests and immediate family of members, must be accompanied by members and registered upon entering the pool area. The number of guests a member may bring at any time may be limited.

6.4.10 Clubhouse Pool: When LIFEGUARDS ARE ON DUTY, all children ages 13 and under must pass a swim test before being able to use the pool without a Coast Guard approved lifesaving device or being within arm's reach and directly supervised by a responsible adult, babysitter or sibling at least 14 years old unless participating in supervised PPOA approved activities. Children ages 10 and up may attend recreational swimming unsupervised while the lifeguards are on duty providing they can pass the swim test. All children ages 9 and under, regardless of their swimming ability, must be directly supervised by a responsible adult, babysitter or sibling at least 14 years old at all times while at the pool complex.

6.4.11 Clubhouse Pool: All swimmers must wear clothing specifically made for swimming. Street clothes and cutoffs are not allowed in the pools. Metal barrettes and hairpins are not allowed to be worn in the pool.

6.4.12 Clubhouse Pool: Children who are not potty trained or anyone suffering from

PPOA Rules and Regulations

incontinence issues must wear diapers specifically made for swimming use before using the pool. The changing of diapers should take place on the appropriate changing tables in the rest rooms, never on deck.

6.4.13 Clubhouse Pool: Anyone with any type of illness, open sores, or appears to be intoxicated will not be allowed in the pool. Do not enter the pool if you are experiencing or recovering from diarrhea or if you have had any signs or symptoms of stomach disease in the previous seven (7) days.

6.4.14 Clubhouse Pool: Everyone must shower prior to entering the pool.

6.4.15 Clubhouse Pool: Spitting spouting, blowing nose or other discharge of bodily waste into pools is prohibited.

6.4.16 Clubhouse Pool: Running, pushing or dangerous horseplay is not allowed. Profanity and excessive public displays of affection are strictly prohibited.

6.4.17 Clubhouse Pool: Rafts and large inflatable tubes and toys are not allowed in the pool. Small appropriate water toys may be used at the discretion of the lifeguards or management. Deck pool furniture is not allowed to be placed in the pools at any time.

6.4.18 Clubhouse Pool: Do not climb on the lifeguard stands, hang or play on the deep water break float line, step railings or pool ladders.

6.4.19 Clubhouse Pool: Diving into the shallow end of the pool is prohibited. No flips, twists, cannonballs, can openers, etc. will be allowed from the side of the pool.

6.4.20 Clubhouse Pool: Use of the diving board may only take place when a lifeguard is in the stand. Running on the board, double bounces, inverted or dangerous dives are not allowed.

6.4.21 Clubhouse Pool: Lifesaving and rescue equipment are for emergency use only.

6.4.22 Clubhouse Pool: Do not enter the pump house or equipment room. Admittance is for authorized personnel only.

6.4.23 Clubhouse Pool: The ADA pool lift is restricted to those with disabilities. Please ask for assistance if you need help or instructions operating the lift.

6.4.24 Clubhouse Pool: NO PETS are allowed to enter the pool area at any time except for qualified service animals.

6.4.25 Clubhouse Pool: NO GLASS ALLOWED. Bags and coolers are subject to inspection before being allowed inside the pool area.

6.4.26 Clubhouse Pool: NO SMOKING or use of tobacco products in the pool area.

6.4.27 Clubhouse Pool: Other than bottled water, only food and beverages purchased from the Clubhouse are allowed in the pool area and must be in unbreakable containers.

6.4.28 Clubhouse Pool: No eating, drinking, or chewing gum while in the pool at any time.

6.4.29 Clubhouse Pool: Pool patrons are responsible for cleaning up their own mess and depositing any refuse into the available trash receptacles. Do not leave food or garbage on

tables or the pool deck.

6.4.30 Clubhouse Pool: PPOA is not responsible for lost or stolen personal property.

6.4.31 Clubhouse Pool: Additional rules may apply as necessary and will be posted at the pool accordingly.

6.4.32 Clubhouse Pool: Rules infractions could result in a penalty as defined in Section 12, Penalties.

6.4.33 PAC Pool Complex: Normal hours of operation and swimming rules are posted at the pool entrance.

6.4.34 PAC Pool Complex: Management reserves the right to close the pool(s) at any time due to weather, mechanical failure, contamination, unsanitary conditions, safety concerns and or emergencies.

6.4.35 PAC Pool Complex: Always observe and abide by any signage posted related to the condition/status of the pool.

6.4.36 PAC Pool Complex: When LIFEGUARDS ARE NOT ON DUTY use of the PAC Pool is at the user's risk. All swimmers must be at least 14 years old or accompanied and directly supervised by a responsible adult or sibling/babysitter at least 16 years of age, at all times.

6.4.37 PAC Pool Complex: When LIFEGUARDS ARE ON DUTY, all children ages 13 and under must pass a swim test before being able to use the pool without a Coast Guard approved lifesaving device or being within arm's reach and directly supervised by a responsible adult, baby sitter or sibling at least 14 years old, unless participating in supervised PPOA approved activities. Children ages 10 and up may attend recreational swimming unsupervised while the lifeguards are on duty providing the can pass the swim test. All children ages 9 and under regardless of their swimming ability must be directly supervised by a responsible adult, babysitter or sibling at least 14 years old, at all times while a the pool complex.

6.4.38 PAC Pool Complex: Lifeguards have complete control over all activities in the pool area, and their instructions must be obeyed.

6.4.39 PAC Pool Complex: Distracting the attention of a lifeguard is prohibited. Lifeguards are on duty to enforce the rules, prevent accidents and respond to emergencies.

6.4.40 PAC Pool Complex: Maximum PAC Lap Pool Capacity is 260 persons
Maximum PAC Kiddie Pool Capacity is 20 persons

6.4.41 PAC Pool Complex: At the first sign of lightning or thunder the pool(s) must be vacated immediately and will remain closed until thirty(30) minutes have passed since the last visual lightning strike or occurrence of thunder.

6.4.42 PAC Pool Complex: Never prop open any entrance or exit gate into or out of the pool area. Please notify management immediately if any gate does not self-close and latch.

6.4.43 PAC Pool Complex: All guests must be accompanied by members and registered upon entering the pool area. If the attendant room is closed please register your guest inside

PPOA Rules and Regulations

the PAC. The number of guests a member may bring at any time may be limited.

6.4.44 PAC Pool Complex: All swimmers must wear clothing specifically made for swimming. Street clothes and cutoffs are not allowed in the pools. Metal barrettes and hairpins are not allowed to be worn in the pools.

6.4.45 PAC Pool Complex: Children who are not potty trained or anyone suffering from incontinence issues must wear diapers specifically made for swimming use before using the pool. The changing of diapers should take place on the appropriate changing tables in the rest rooms, never on deck.

6.4.46 PAC Pool Complex: The “Kiddie Pool” is intended for use by young children ages 5 and under. Parents and guardians should keep a close eye on their children and be within arm’s distance at all times.

6.4.47 PAC Pool Complex: Anyone with any type of illness, open sores, or appears to be intoxicated will not be allowed in the pool. Do not enter the pool if you are experiencing or recovering from diarrhea or if you have had any signs or symptoms of stomach disease in the previous seven (7) days.

6.4.48 PAC Pool Complex: Everyone must shower prior to entering the pool.

6.4.49 PAC Pool Complex: Spitting spouting, blowing nose or other discharge of bodily waste into pools is prohibited.

6.4.50 PAC Pool Complex: Running, pushing or dangerous horseplay is not allowed. Profanity and excessive public displays of affection are strictly prohibited.

6.4.51 PAC Pool Complex: : Rafts and large inflatable tubes and toys are not allowed in the pool. Small appropriate water toys may be used at the discretion of the lifeguards or management. Deck pool furniture is not allowed to be placed in the pools at any time.

6.4.52 PAC Pool Complex: Do not climb on the lifeguard stands, hang, play, or sit on the swim lane dividers, step railings or pool ladders.

6.4.53 PAC Pool Complex: The swim lanes are for lap swimming or walking therapy exercise only.

6.4.54 PAC Pool Complex: Diving is strictly prohibited at all times. No flips, twists, cannonballs, can openers, etc. will be allowed from the side of the pool.

6.4.55 PAC Pool Complex: Lifesaving and rescue equipment are for emergency use only.

6.4.56 PAC Pool Complex: Do not enter the pump house or equipment room. Admittance is for authorized personnel only.

6.4.57 PAC Pool Complex: NO PETS are allowed to enter the pool area at any time except for qualified service animals.

6.4.58 PAC Pool Complex: NO GLASS ALLOWED.

6.4.59 PAC Pool Complex: Any food or beverage brought into the pool area must be in an

PPOA Rules and Regulations

unbreakable container. Bags and coolers are subject to inspection before being allowed inside the pool area.

6.4.60 PAC Pool Complex: NO ALCOHOLIC BEVERAGES ALLOWED.

6.4.61 PAC Pool Complex: No eating , drinking or chewing gum while in the pool at any time.

6.4.62 PAC Pool Complex: NO SMOKING or use of tobacco products in the pool area.

6.4.63 PAC Pool Complex: Pool patrons are responsible for cleaning up their own messes and depositing any refuse into the available trash receptacles. Do not leave food or garbage on tables or the pool deck.

6.4.64 PAC Pool Complex: PPOA is not responsible for lost or stolen personal property.

6.4.65 PAC Pool Complex: Additional rules may apply as necessary and will be posted at the pool accordingly.

6.4.66 PAC Pool Complex: Rules infractions could result in a penalty as defined in Section 12, Penalties.

17 - Change A17

20 – Change A20

38 – Change A-38 Entire Section 6.4 rewritten

6.5 SPORTS FIELDS RULES

6.5.1 The Sports Fields are available for use by all members in good standing and their guests.

6.5.2 Individuals using the fields shall leave the fields in as good or better condition than when they began.

6.5.3 Management reserves the right to limit reservations.

6.5.4 Motorized vehicles (including golf carts) are prohibited from driving on the sports fields and are required to park in designated parking areas only.

6.6 PARK AND BEACH AREAS

The Parks and Beaches are for the enjoyment of members and guests. Signs will be posted at the entrances of all Parks indicating that the Park Rules are to be observed and violators will be subject to a citation. The Park Rules are available at the Clubhouse reception desk.

6.6.1 Parks and Beaches are closed from sundown to sunrise unless prior approval for use is received from the General Manager or his assigns.

6.6.2 Dogs must be on a leash or under control of the owner at all times.

6.6.3 Members may reserve an area of Sandy Beach, Falls Beach or Plantation Beach Parks for their private use through the Catering Office. Members without reservations will

be asked to leave during private parties or events.

- 6.6.4 Sandy Beach, Falls Beach and Plantation Beach Parks are open to the Members on a first come, first serve basis.
- 6.6.5 All groups of 25 or more must make advance reservations (one week prior to date of use) with the Catering Office for use of Parks and Beach areas.
- 6.6.6 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.
- 6.6.7 Overnight camping is prohibited at any Park or Beach, unless prior approval is obtained from the General Manager or his assigns.
- 6.6.8 The hitting of golf balls in the Park and Beach areas is prohibited.

6.7 CAMPGROUNDS ^{11 (entire section)A53}

- 6.7.1 A PPOA member must make a reservation for personal, family member, or guest use at the Pecan Plantation Clubhouse Reception Desk (PPRD) for camping or RV pad sites.⁴⁷ Reservations must be made prior to occupying ant RV or Campground site.⁵³
- 6.7.2 The member, family member or guest must register at the PPRD for:
 - 1. Payment of required fees and deposits.
 - 2. Assignment of camping or RV pad site.
 - 3. Receipt of key(s) and/ or combination to restrooms and electric.
 - 4. Permit that is to be visibly displayed on the RV or vehicle in camping site.
- 6.7.3 A no show charge will be assessed to members who make a reservation and fail to appear without canceling their reservation 24 hours in advance.

Reservations will be held until 6:00 p.m. unless the PPRD is notified of a late arrival. Reserved spaces not occupied by 6:00 p.m. on the scheduled arrival date may be assigned to those waiting for space.

- 6.7.4 Campground permits are limited to 14 days use for member, family members and guests. Those wishing to stay longer than 14 days will be assigned to sites #9, 10, 11, or 12.^{47, 53}
- 6.7.5 Sites 1 through 6 are drive forward spaces for motorized RV's only. All other sites are back in only.⁴⁷

Sites 13, 14, and 15 are reserved for members that are building a house in Pecan Plantation and are not subject to a limitation for a permit renewal. (An exception would be if these sites are not previously reserved, they would then be available for short term use.)^{47, 53}

6.7.6 Campground Fees/Deposits:

Campground Fees/Deposits are set by the Board of Directors and are available at the PPRD.

Member reserving a site(s) will be responsible for all fees/deposits in the event the user does not pay.¹⁴

6.7.7 Campground Rules:

1. No parking or driving on grassy areas between sites 1 through 6 and 22 through 26 and Ravenswood Rd.⁵³
2. No formaldehyde based liquids in septic systems.⁵³
3. No RV leveling jacks without boards or plastic underneath.
4. No hitting of golf balls in or around the camp grounds.
5. No littering.
6. No Campfires except in designated areas.
7. No loud noise or music between the hours of 10 PM and 7 AM⁵³
8. Dogs are restricted to designated pet areas or on a leash under control of the owner. Owner must clean up all pet droppings.
9. When exiting the camp ground, secure all electric boxes and sewer lids with proper locks, prior to returning keys to PPRD.
10. Fire pits and grills are intended for burning wood or charcoal only. The burning of trash, or placing trash in a fire pit or grill is strictly prohibited.⁵³
11. The campground dumpster is reserved for use by members / guests with reserved campsites only. Use by anyone not camping, or for any use other than disposing of campground waste is strictly prohibited.⁵³
12. Damage, destruction or modification of any natural or installed campground Property (including but not limited to trees, grass, benches, walkways, bathrooms or the pavilion) is strictly prohibited.⁵³
13. Violation of these rules will subject the member to a fine as designated in Section 12, Penalties.⁵³

11 CHANGE A-11

14 CHANGE A-14

47 CHANGE A-47

53 CHANGE A-53

For changes to this Section contact the Chairman of the Sports and Recreation Committee and/or Management Representative for Sports and Recreation.

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 as described below.

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, and said member may be charged a regular guest fee.⁵
- 7.1.3 Failure of a member to register a guest prior to beginning play is a rule violation subject to disciplinary action as described in this Section, and said member may be charged double the guest fee for each unregistered guest.⁵
- 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 and/or the on-line tee system on the PPOA website.⁵

- 7.2.1 Tuesday morning is designated as “Ladies Play Day” and Thursday mornings is designated as “Men’s Play Day”. The Ladies Golf Association has priority of play on Tuesday mornings and the Men’s Golf Association has priority of play on Thursday mornings. Their schedules of play will be posted in the on-line tee system on the PPOA website. During the months of January, February, and March those associations referenced, may with a 30 day notice to the Pro Shop staff, opt to schedule their “Play Days” in the afternoon hours.⁴⁸
- 7.2.2 Tee times are scheduled through the lottery based on-line tee time system on the PPOA website, which is available to members on the internet. Golfers may request tee times seven days in advance. The system assigns lottery results three days in advance.⁵

⁵ Change A-5

PPOA Rules and Regulations

Revision A

- A. Members must register on the PPOA web site in order to use the on line tee time system. Instructions for registration are posted on the web site.⁵
- B. Users of the on-line tee time system are expected to observe the general tenets of fair play and remember that every golfing member should have the same opportunity at the best tee times. Abuse of the system will result in the following:⁵
 - 1. 1st violation - A letter of awareness from the Golf Committee.⁵
 - 2. 2nd violation - A 15 day loss of on-line tee time system privileges.⁵
 - 3. 3rd violation - A 30 day loss of on-line tee time system privileges.⁵

Further violations will result in disciplinary action by PPOA Management.⁵

- C. If a player or players have to cancel an assigned tee time, they must do so no later than two hours prior to their assigned time. Failure to do so will result in an appropriate penalty within the on line tee time system, which calculates player tee time assignment priorities.^{36 51}

7.2.3 In the event the on-line tee time system is not available, the Golf Pro Shop will schedule tee times over the phone or in person.⁵

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 or pull carts to use on cart paths only if 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 as described in this Section. The Golf Professional and Course Superintendent have the authority to declare a “38 degree rule” – no play will be allowed on the greens until the turf canopy temperature has reached 38 degrees. All tee times scheduled prior to the turf canopy reaching 38 degrees will be moved behind existing tee times.^{5,43}

⁵ Change A-5

³⁶ Change A-36

⁴³ Change A-43

⁴⁸ Change A-48

⁵¹ Change A-51

- 7.2.5 The playing of the game of golf has priority over all other activities that may occur on the golf course. Non-golfers who enter the golf course do so at their own peril, and may not interfere in any way with those playing golf. Walkers must remain on the cart paths. Walking on fairways, tee boxes, greens or bunkers is not permitted. Walking is restricted to times when the golf course is closed or early in the morning when golfers are not present. Generally the golf course is closed on Mondays. To determine the hours of operation please contact the golf shop. Skateboards, scooters and bicycles are never permitted. Failure to observe this rule will result in a first violation citation and flagrant warning. Second and subsequent violations will result in a flagrant citation, subject to the penalties defined on Section 12 of this document.⁴⁹

The Golf Pro Shop Staff, Golf Course Superintendent, Golf Course Assistant Superintendent, Course Marshall or PPOA 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.⁵

- 7.2.6 Play shall commence on hole number one unless permission to start elsewhere is obtained from the Golf Pro Shop. Players who have finished hole number nine have the right-of-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.⁵
- 7.2.7 A maximum of five (5) players in each group is allowed play on the Golf Course at any time unless specific approval is given by Golf Pro Shop.²²
- 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.

PPOA Rules and Regulations

Revision A

- 7.2.9 When walking animals on the golf course, all animals must be kept on a leash and under the owner's control at all times. In the event that an animal defecates on the golf course, all feces must be picked up and properly disposed of by the pet owner. Failure to observe this rule will result in a flagrant warning citation. Second and subsequent violations are considered flagrant, subject to the penalties defined in section 12 of this document.⁴⁹
- 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.

⁵ Change A-5

²² Change A-22

⁴⁹ Change A-49

7.2.11 Each player is required to have a set of clubs.⁵

7.2.12 SLOW PLAY: If a group falls one hole behind the group in front, the slow playing group shall invite the group behind to play through. This applies also to matches in tournament competition.

Should the foregoing conditions prevail and the following group is not invited to play through, it shall be the right and privilege of the group following to ask permission to play through. Whenever under this rule, the group ahead is required to invite the following group to play through, the players in the slow playing group shall assume a position on the course out of the line of play, and shall remain stationary until the invited group has played through. The invited group must play through without delay. A group 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.⁵

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 a collar or a collarless shirt with sleeves. Bare midriff golf clothing is not allowed. No cutoffs, short shorts, ragged blue jeans, blue jeans with holes, bathing suits, tank tops, track shorts. Length of shorts must be at or below the fingertips when hands are placed down along legs. All children's attire must be in good taste, subject to judgment by Golf Pro Shop Staff. Only soft spike golf shoes or smooth sole shoes may be worn on the golf course or practice putting green.⁵

PPOA Rules and Regulations
Revision A

7.2.15 MONDAY PLAY: Mondays are reserved for major golf course maintenance or for special events approved by the General Manager or his assigns.⁵

7.2.16 GUEST DAY: The third Tuesday (Ladies) and third Friday (Men) of each month is Guest Day. A member may invite one (1) guest at a reduced green fee. Members should refrain from inviting the same guest on a frequent basis.⁵

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:^{5, 11}

⁵ Change A-5

¹¹ Change A-11

- 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 or green unless it is on a cart path.
- E. Operators shall only enter the fairways at designated entry points as established by the Golf Course Superintendent. Operators shall remain in the fairway until reaching a designated fairway exit point. Operators should, whenever possible avoid driving into or through areas defined as the “rough”.⁴¹
- 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.
- H. Golfers should ride two-to-a-cart. The maximum number of carts per group is three. Special circumstances may be accommodated by the Golf Pro Shop staff.^{5, 11 41}

PPOA Rules and Regulations
Revision A

I. To avoid congestion at the Golf Pro Shop, all golf carts not in play should be parked in the upper golf cart parking area.⁵

7.3.2 Members shall be held responsible for rules violations by their guests when operating a golf cart.⁵

7.3.3 Cart Rules Violations (During a Calendar Year)¹¹

a. First Offence: A warning issued¹¹

b. Second Offence: Golf cart privileges revoked for 7 days¹¹

⁵ **Change A-5**

¹¹ **Change A-11**

⁴¹ **Change A-41**

c. Third Offence: Golf cart privileges revoked for 30 days¹¹

d. Fourth Offence: Flagrant Rule Violation \$200.00¹¹

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 only be rented by adults 18 years of age and older.⁵

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 Pro Shop by the time of day posted in the Golf Pro Shop.⁵

7.4.5 Golf cart operational difficulties shall be reported to the Golf Pro Shop.⁵

7.4.6 The Golf Professional has the authority to refuse or terminate golf cart rental.⁵

7.5 PRIVATELY OWNED GOLF CARTS^{A-56}

PPOA Rules and Regulations
Revision A

- 7.5.1 All golf carts regardless of where used in Pecan Plantation will have a PPOA Golf Cart registration sticker displayed in plain sight. Stickers are available at the Golf Pro Shop at no charge.⁵
- 7.5.2 Golfers will pay a trail fee for the privilege of using a private cart.⁵
- 7.5.3 Privately owned golf carts may be used by the member owner, their immediate family, or dependants only.⁵
- 7.5.4 All golf carts using Pecan Plantation Golf Course(s) must be equipped with tires that will not damage the golf course and are approved by the General Manager or his/her designees, (Golf Pro, Golf Superintendent) Notice of acceptable tires shall be posted on the club's Foretees website and at the Pro Shop.^{A-56}

7.6 HANDICAP CART-FLAG PLAYERS

- 7.6.1 Any member requesting a handicap sticker for their golf cart must have a letter from their doctor defining his/her need. The Golf Professional will verify and approve all applications.⁵
- 7.6.2 When weather directs, and the "Cart Path Only" rule is in effect, handicap golf carts will not be allowed to leave the cart path.^{5,42}
- 7.6.3 All handicap flag carts must stay at least 30 ft. from the greens and tee boxes or stay on the cart path.⁵

For changes to Section 7 of this document, contact the Golf Course Committee Chair.

Change A-5
Change A-11
Change A-42
Change A-56

SECTION 8: AIRPORT

8.1 GENERAL

- 8.1.1. Aircraft with an operating weight of greater than 12,500 pounds are prohibited from using the Pecan Plantation Airport.
- 8.1.2. Members are responsible for the call-in registration with security of guests when the guest arrives in an aircraft not accompanied by the member.
- 8.1.3. Unattended aircraft may not be parked on a paved turn-around or closer than 50 ft. to the runway.
- 8.1.4. Aircraft parking in any common parking area (Planeview Park area and not on private property) shall be limited to temporary / visitor aircraft parking.
- 8.1.5. All aircraft shall park at operator's risk.
- 8.1.6. Parking is allowed in the fuel farm area for the purpose to refuel only. The aircraft should then be promptly moved.
- 8.1.7. No un-attended child below the age of 16 shall be on the runway for any purpose. Un-attended shall mean without adult supervision.

8.2 VEHICLE GROUND OPERATIONS

- 8.2.1 Other than aircraft, only golf carts, emergency, maintenance and inspection vehicles shall be permitted on or near the surface of the runway, common airport grounds, common taxiways or in the common aircraft parking area. Grounds on either side of the runway, grounds on both runway ends and grounds in the aircraft parking area on the hill east of the Planeview Park are all common grounds belonging to the airport. Common taxiways are those belonging to PPOA and not owned by home owners.
- 8.2.2 Aircraft may be towed by any device or vehicle agreeable to the aircraft owner. Light weight towing vehicles such as golf carts shall be used. However, if no other means are acceptable an aircraft may be towed by an automobile.
- 8.2.3 Persons 16 years and older, on golf carts, bicycles or walking may cross the runway after yielding right of way to aircraft; and the person executes the crossover in expedited manner.
- 8.2.4 Parking of automobiles shall be limited to designated hard surface parking areas located on the north end of the Planeview Park.

- 8.2.5 Irresponsible and or intentional acts causing damage to aircraft, grounds, taxiways, bridges, runway, lighting systems, Planeview Park building and facilities or any other airport asset shall be considered a flagrant rule violation.

8.3 USE OF RUNWAY

- 8.3.1 The runway is solely provided for aircraft operations and the following is specifically prohibited: Using the runway for a place to walk, run, jog, bicycle, skateboard, roller-skate, ride golf carts (except to cross the runway), fly kites, fly model airplanes, or any other activity not necessary for the support of aircraft flight or ground operations is a flagrant rule violation for such could cause danger to life and /or property

9. ROADS AND GROUNDS

9.1 COLLECTION AREA

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

9.1.1 Members only, may dispose of tree limbs 4 inches in diameter or smaller, leaves and grass clippings at the Collection Area. Plastic bags shall be removed from all matter disposed of in the Collection Area. The disposal of any other material is prohibited and is considered a flagrant violation.

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

9.1.3 Collection Area is for the use by members ONLY. Materials from construction sites may not be disposed of in the Collection area.

9.2 ROAD RIGHTS-OF-WAY and DRAINAGE EASEMENTS³⁷

9.2.1 Changes within road rights-of-way require a miscellaneous Construction Permit approved by the ACC.

9.2.1.1 Road rights-of-way changes that may be approved by a Miscellaneous Construction Permit include, but are not limited to, the following (Also, see Sections 9.2.2 and 9.2.3 below).³⁷

- Installation of a culvert of any type.
- Driveway entry
- Pathway entry
- Footbridge
- Driveway markers (one on each side of each driveway is allowed without permit)
- Lining of the drainage ditch or easement area.
- Retaining wall.
- Underground lawn irrigation (not in or beyond the drainage ditch).^{37(full section)}

9.2.1.2 Road rights-of-way changes that are prohibited include, but are not limited to, the following.

- Fencing of any kind.
- Posts, stakes, etc.
- Signs, reflectors (except driveway markers as defined above), etc.
- Flags and flag poles.
- Large stones, landscaping materials, etc.
- Lighting fixtures
- Decorative ornaments (bird baths, statues, figurines, planting pots, novelty structures, etc)^{37(full section)}

9.2.2 The contractor shall ensure the proper drainage flow in the bar ditches and provide documentation showing ditch elevations across the property prior to the PPOA Code Enforcement Inspection.

9.2.3 Easements for drainage throughout Pecan Plantation are reserved as shown on the subdivision plat(s). It is the responsibility of the owner to maintain the drainage flow. No owner of any lot may perform or cause to be performed any act, other than as required by State Law, County Law or Building Codes, which would alter or change the course of such drainage easements in a manner that would divert, increase or impede the natural flow of water over and across such easements.

More specifically and without limitation, no property owner or resident may:

- A. Alter, change or modify the existing configuration of the drainage easement or fill, excavate or terrace such easement; or
- B. Permit either temporary or permanent storage of any type upon or within such drainage easement; or
- C. Place, store or permit to accumulate trash, garbage, leaves, limbs or other debris within or upon the drainage easements either on a temporary or permanent basis; or
- D. Allow grass to capture sand from run off so that the accumulation impedes the flow of water.

9.2.4 A notice of violation will be given to any property owner or resident who alters, changes or modifies the configuration of the drainage easement or road rights-of-way that impedes the flow of water or otherwise violates Section 9.2.1 above. It is the responsibility of the property owner, at his expense, to bring his property into compliance.

- A. Upon receipt of a notice the property owner or resident will complete corrective action or present a plan for corrective action acceptable to General Manager or his assigns. Failure to take corrective action will be considered a Flagrant Violation.
- B. Should no action be taken, General Manager or his assigns may elect to complete the corrective action and bill the owner for actual cost in addition to any fines.³⁷

SECTION 10: MARINA

10.1 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.
- 10.1.5 Only members in good standing may rent a storage space in the marina. Any change in ownership of equipment stored in the marina must be reported to the Business Office within fourteen (14) days. Note: Ownership change does not guarantee the same storage conditions to the new owner.
- 10.1.6 Fees for storage are subject to change on thirty (30) days notice.
- 10.1.7 Application for obtaining a storage space must be made through the PPOA Business Office.
- 10.1.8 When space is not available members may request that they be put on a waiting list. If a member on the waiting list is notified personally by the Business Office that a space is available he/she must respond within five (5) days. If the member does not respond, or does not want the space when offered, he/she may request that their name remain on the list. However, they will be moved to the bottom of the list.
- 10.1.9 Any member renting space in the marina is required to maintain their trailer in operable condition in case an emergency requires that the equipment be moved.
- 10.1.10 PPOA reserves the right to remove any trailer/boat and trailer/ recreational vehicle or other types of equipment stored on marina property if rental fees are more than 60 days in arrears.

10.2 MARINA STORAGE¹

PPOA Rules and Regulations
Revision A

- 10.2.1 Only members in good standing may rent a storage space in the marina. Any change in ownership of equipment stored in the marina must be reported to the Business Office within fourteen (14) days. Note: Ownership change does not guarantee the same storage conditions to the new owner.¹
- 10.2.2 Fees for storage are subject to change on thirty (30) days notice.¹
- 10.2.3 Application for obtaining a storage space must be made through the PPOA Business Office.¹
- 10.2.4 When space is not available members may request that they be put on a waiting list. If a member on the waiting list is notified personally by the Business Office that a space is available he/she must respond within five (5) days. If the member does not respond, or does not want the space when offered, he/she may request that their name remain on the list. However, they will be moved to the bottom of the list.¹
- 10.2.5 Any member renting space in the marina is required to maintain their trailer in operable condition in case an emergency requires that the equipment be moved.¹
- 10.2.6 PPOA reserves the right to remove any trailer/boat and trailer/recreational vehicle or other types of equipment stored on marina property if rental fees are more than sixty (60) days in arrears.¹

For changes to Section 10 of this document, contact the Marina Committee Chair

1 Change A-1

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
- 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 The General Manager or his assigns may issue a citation which could result in a penalty as defined in Section 12, Penalties.

For changes to Section 11 of this document, contact the Horse Owners Committee Chair

SECTION 12: PENALTIES

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 actions where:
 - A. There is a just cause to believe that the action resulted in property damage or bodily injury.
 - B. There has been physical or verbal abuse of PPOA personnel or volunteers. and or disregard of a reasonable request from the General Manager or his assigns.
 - C. There has been the accumulation of three fines (upheld violations) in a two year period; the fourth violation may be considered a flagrant violation.
 - D. There is just cause to believe that the action resulted in theft, altering, marking, and or vandalism of any property within the boundaries of Pecan Plantation.
 - E. There is just cause to believe that reckless driving has occurred. Reckless driving is defined as driving a vehicle with a willful or negligent disregard for the safety of people and property.
 - F. There is just cause to believe that reckless behavior has occurred. Reckless behavior is defined as actions which are careless, irresponsible and without regard for consequences.
 - G. An involved individual leaves the scene of an accident Pecan Plantation.
 - H. There is a violation of Section 5 vehicle access rules and or any of the entry tag rules.
 - I. There has been an unauthorized discharge of a deadly weapon. ⁴

⁴Change A-4

J. There has been a disregard of a reasonable request from the General Manager or his assigns.⁸

12.1.6 Non Flagrant violations are all other violations, other than traffic violations, and weight 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 may also include, in addition to the fine, a 30 day or longer suspension from PPOA facilities depending on the severity of the violation. Suspensions may begin immediately for the protection of the individuals involved. Suspensions can be disputed and appealed according to the same rules as fine disputes and appeals.⁵²

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.

Change A-8

Change A-52

PPOA Rules and Regulations
Revision A

12.2.2 The fines for traffic violations shall be as follows:^{A54}

	1 st Violation	2 nd Violation	3 rd & Thereafter
1-5 MPH	Warning	\$80	\$170
6-10 MPH	\$80	\$170	\$200
11-15 MPH	\$170	\$200	\$400
16-20 MPH	\$200	\$400	\$500
21 + MPH	\$300	\$500	\$600
Penalties for reckless driving as a flagrant violation are addressed elsewhere in this section. ¹⁹			
18 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 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.

18 – Change A18
19 – Change A19
54 – Change A54

PPOA Rules and Regulations
Revision A

For changes to Section 12 this document, contact the Safety and Security Committee
Chair

SECTION 13: APPEALS

Any member or individual will have an opportunity to due process for a citation, fine or restriction.

13.1 PROCEDURE

13.1.1 Formal written notifications to individuals as to the finding of appeal actions will be made with personal delivery of the schedule or findings to the individual(s) or by register mail, with return receipt requested.

13.1.2 The total period for any dispute and appeal will not go over the maximum 110 days from the date of issuance of any citation, fine or restriction.

13.1.4 The Board of Directors judgment on the appeal of any citation, fine or restriction is final.

13.2 ARCHITECTURAL CONTROL APPEALS

13.2.1 Architectural Control citations, fines or restrictions may be disputed in person or in writing, at the choice of the member, to the Architectural Control Committee and to the Board of Directors, in that order. Notice of intent to appeal must be made to the Architectural Control 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.

13.2.2 Notification of intent to appeal an Architectural Control 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 appellant. 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.

13.2.4 Concerning Architectural Control appeals, one 30 day extension to the time restrictions given above may be granted by the Committee Chairperson 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.

13.3 SAFETY, SECURITY AND OTHER DISPUTES AND APPEALS

13.3.1 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

PPOA Rules and Regulations
Revision A

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 55 days of the original citation, fine or restriction.

- 13.3.2 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 55 days after decision on dispute. 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.
- 13.3.3 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.
- 13.3.4 Dispute Panel will comprise at least three (3) of the Safety and Security Committee members, excluding the Committee Chair and the BOD Representative.
- 13.3.5 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.

For changes to Section 13 of this document, contact the Safety and Security Committee Chair

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.

For changes to Section 14 of this document, contact the General Manager

SECTION 15: ELECTION PROCEDURES

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

15.1.1 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.)

A-23 A-33

Change A-23
Change A-33

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.

- 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.
 - 1. Safeguarding of the ballot boxes in accordance with paragraph 15.1 above.
 - 2. 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.
 - 3. 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.
 - 4. 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.
 - 5. The Election Chairperson will not participate in ballot counting nor interfere with decisions made by the judges.
 - 6. 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.

7. 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.
8. 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.
9. 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 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.

- 15.4.1 The Election Committee has two distinct and separate responsibilities.
 - A. Verify the eligibility of the voter and
 - B. Prevent misuse of the voting system.
- 15.4.2 The Committee will convene at the call of the Chairperson or the Senior Judge on the afternoon prior to the election date for the purpose of orientation and/or voter verification per the following section.
- 15.4.3 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 will be opened and the SECRET BALLOT envelope removed and the number of ballots it should contain confirmed. The Senior Judge will rule on any vote submission irregularities. Once the roster validation process is completed, all SECRET BALLOTS will be returned unopened to the ballot boxes. No outside identification markings will be added by the committee. The ballot boxes will be locked and returned to the club lobby.
- 15.4.5 On the day of the Membership Meeting the Election Committee will:
 - A. Open the Secret Ballot envelopes

- B. Extract the ballot(s)
- C. Verify the number of ballots the member is eligible to cast.
- D. Conduct the actual vote count for the Board Candidates and/or other propositions subject to voting.
- E. Refer all vote irregularities to the Judges for resolution.

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).

PPOA Rules and Regulations
Revision A

- C. Refrain from distracting conversations and/or actions that disrupt or
- D. Interfere with the conduct of election business.

15.5.5 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.

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.

For changes to Section 15 of this document, contact the BOD Election Committee Chair

SECTION 16: TBD

SECTION 17: ARCHITECTURAL CONTROL COMMITTEE (ACC)

DEFINITIONS:

- A. The terms “Construction Permit”, “Building Permit”, or “Permit” are defined as meaning a Pecan Plantation Owners Association (PPOA) Covenants and Restrictions and Rules & Regulations “Compliance Certificate” which grants permission to construct within the requirements set forth in those governing documents.³⁰
- B. The term “Rules” or “R&Rs” refers to the PPOA Rules & Regulations which are a part of the Association’s governing documents.³⁰
- C. The term “C&Rs” refers to either, Covenants & Restrictions, Declarations of Restrictions, Covenants & Liens, or Legal Deed Restrictions as being the “Dedicator Instrument” filed by the Developer/Dedicator with the County of location that runs with, and defines usage of, the particular named addition or parcel of land platted under that written instrument.³⁰
- D. The term “ACC” refers to the PPOA “Architectural Control Committee”.³⁰
- E. The “Severability” means that all rules & regulations appearing herein shall be construed together as Section-17 of the PPOA Rules & Regulations; but if any one or more of these rules or regulations shall be determined as invalid or cannot be enforced, none of the other rules or regulations appearing herein will be affected or impaired and shall remain in full force and effect.³⁰

17.1 ORGANIZATION

17.1.1 MEETINGS

The Architectural Control Committee (ACC) of Pecan Plantation shall meet on the first and third Thursday of each month unless otherwise specified. An agenda shall be prepared by the Management/Compliance staff in advance to list Construction Permit applications to be reviewed and to identify other matters that are to be considered by the ACC. A majority of ACC members is required to conduct official business.

³⁰ Change A-30

17.1.2 AUTHORITY

PPOA BY-LAWS. Article Nine

Section 1: “Architectural Committee which shall have the authority as set out in the Declarations of Restrictions, Covenants and Liens record by the Developer with respect to review and approval of plans for construction of improvements on a lot.” “The Committee shall have the power to make variations, alterations and changes as long as said variations, alterations and changes are not in conflict with the protective covenants of record affecting the Property as to any one or more of the lots, and provided the same is accomplished for the mutual benefit of the particular owner and of the surrounding building site owners”.

17.1.3 APPROVAL

- A. Approval by the ACC and the issuance of construction permits are required prior to the start of any new home construction and for all significant property improvement projects as defined by the C&Rs and PPOA R&R’s. Fines may be assessed if construction work is started prior to a Construction Permit being approved by the ACC.
- B. When new C&Rs are filed or existing C&Rs are changed, it is the responsibility of the initiator to furnish the ACC and Pecan Plantation Owners Association, Inc., a copy of the new or changed C&Rs. No action will be taken on Construction Permits until new or changed C&Rs are on file with PPOA. On a limited basis, PPOA Compliance Officers are authorized to approve minor Construction Permits without ACC approval (e.g. single tree removal, change in existing fence material, flagpoles, etc.).

17.1.4 FEES

Fees including non-refundable amounts are established by the BOD. Fee schedules are available at the ACC office.

17.2 PERMIT REQUIREMENTS

- A. In order to obtain a Construction Permit, the property owner or authorized agent shall submit a permit application to the ACC through the PPOA Compliance Office. Construction Permit applications must be submitted before 12:00 p.m. on the Wednesday prior to the meeting at which the application is to be considered by the ACC.³⁰

³⁰ Change A-30

- B. Residential lot improvements which require an ACC-approved

Construction Permit include, the following:

1. New residence structure, guest house, or servants quarters
2. New enclosed non-residence structure. (garage, outbuilding, hanger, horse barn, pool house)
3. New open structure. (swimming pool, deck, patio/deck cover, gazebo, pergola, outdoor kitchen)
4. New fence or concrete flatwork.
5. Any addition, enclosure, or expansion of an existing structure, fence or flatwork that changes its size, height, roof or slab area, elevation profile, appearance, location or “footprint”.
6. Any flatwork or other improvements (other than a mailbox) in the road easement area including drainage ditch. Note: See Section 9.2 of Rules & Regulations for further restrictions.
7. Removal of pecan or other trees over 4” in trunk diameter when measured at two feet (2’) above ground level. ³⁰

17.2.1 RESIDENTIAL CONSTRUCTION ³⁰

To obtain a Residential Construction Permit, documents required to be placed on the ACC agenda for consideration are as follows: ³⁰

- A. A Residential Construction Permit Application Form. Form must be signed by both the property owner and the contractor. The permit application packet may be obtained from the PPOA Compliance Office or by downloading it from the PPOA website. ³⁰
- B. Evidence of property ownership. (if not verifiable by the PPOA Business Office)
- C. Two (2) sets of Plot Plans. Plot Plan must include all property lines, easements and building setback lines as indicated by the Registered Plot Survey, show the drawn-to-scale location of all existing and proposed structures (including roof overhangs and flatwork), and indicate both the location and screening of all outdoor equipment (A/C units, propane tanks, pool equipment, generators, etc) and proposed septic system location, when applicable. ³⁰

³⁰ Change A-30

PPOA Rules and Regulations
Revision A

- D. Two (2) sets of Construction Plans. Plans may be submitted on 11”x17” ledger-size paper or smaller as long as all information is clearly legible. Plans must include the following for ACC approval:
1. Elevation views of the structure from all sides with areas of siding and masonry veneer indicated or clearly labeled.
 2. Floor Plan. Plan must indicate all basic room and exterior perimeter dimensions and must include a square-footage listing of total living area and total slab area.
 3. Slab Plan.
 4. Roof Plan.³⁰
- E. Building Materials List. List of the particular materials to be used for the slab/foundation, frame, walls, roof, exterior siding and exterior masonry veneer.³⁰
- F. Copy of Registered Lot Survey. Survey must be prepared by a registered surveyor and include the required finished floor elevation if prescribed by the C&R’s or plat.³⁰
- G. Copy of Soil Test (if AMUD sewer service is not available). Must be performed by a licensed sanitarian when any type of on-site septic/sewer system must be used. NOTE: AMUD sewer service must be utilized on any lot where it is reasonably available.³⁰
- H. Sub-Contractor List. Must include business names & addresses, contact names & phone numbers. Subsequent changes to the Sub-Contractor list must be reported to the PPOA Compliance Office within three (3) days after a change is made.³⁰
- I. Driveway Tie-in Agreement Form. Form must be signed by the owner and builder.³⁰
- J. (If applicable) Copy of Hood or Johnson County Floodplain Permit. Permit must be obtained from the applicable County if any part of a residential living space is being constructed within the current 100-year floodplain as determined by the Federal Emergency Management Agency (FEMA) and/or National Geodetic Survey (NGS).³⁰

³⁰ Change A-30

- K. Note: Johnson County requires a County Building Permit for any new or additional structural construction within the County. Permit will only be issued by Johnson County after showing PPOA Construction Permit as proof of approval. ³⁰

17.2.2 MISCELLANEOUS CONSTRUCTION (anything other than a primary residence structure) ³⁰

To obtain a Miscellaneous Construction Permit for property improvement on a lot with an existing primary residential structure, documents required for the permit application to be placed on the ACC agenda for consideration are as follows: ³⁰

- A. A Miscellaneous Permit Application Form. Form must be signed by both the property owner and the contractor. The permit application may be obtained from the ACC/Compliance Office. ³⁰
- B. Two (2) sets of Plot Plans. Plot plans must be based on the original residential structure's plot plan and show the dimensional location on the lot of the proposed improvement as it relates to the existing residential structure and all applicable property lines, building set-back lines, and easements shown on the registered survey. ³⁰
- C. Two (2) sets of Construction Plans. Note: Fences and flatwork additions may be simply indicated as highlighted lines on the plot plan. Plans may be submitted on 11"x 17" ledger-size paper or smaller as long as all information is clearly legible, and must include the following for ACC approval:
1. Elevation views of the structure from all sides with areas of siding and masonry veneer indicated or clearly labeled.
 2. Floor Plan. Plan must indicate all basic room and exterior perimeter dimensions and must include a square-footage listing of total slab area and total living area (if applicable). ³⁰
- D. Building Materials List. List of the particular materials to be used for the slab/foundation, frame, walls, roof, exterior siding and exterior masonry veneer. ³⁰
- E. Sub-Contractor List. Must include business names & addresses, contact names & phone numbers. Subsequent changes to the Sub-Contractor list must be reported to the PPOA Compliance Office within three (3) days after a change is made. ³⁰

³⁰ Change A-30

- F. Driveway Tie-in Agreement Form (if improvement includes additional driveway to the street). Form must be signed by the owner and builder.³⁰
- G. Note: Johnson County requires a County Building Permit for any new or additional structural construction within the County. Permit will only be issued by Johnson County after showing PPOA Construction Permit as proof of approval.³⁰

17.2.3 APPLICATION PROCESSING

- A. Applications for Construction Permits will be handled by the PPOA Compliance staff on the basis of the documents submitted. However, applicants are welcomed and encouraged to attend the ACC meeting to explain unusual features of their request or to obtain additional information.³⁰
- B. The Construction Permit Application is a signature form that contains a list of required supporting documentation, a brief overview of general construction site requirements, and a “Compliance Agreement” where applicant agrees to comply with all applicable governmental laws and building codes plus all PPOA Rules and C&Rs during the course of construction. Therefore, no application will be considered or a Construction Permit issued unless the Construction Permit Application Form has been signed by the applying property owner and the builder.³⁰
- C. The ACC shall examine each permit application to determine if the application and accompanying documentation are completed and acceptable, and that the proposed construction project meets requirements of the applicable PPOA Rules, C&Rs and/or limitations established by the Board of Directors (BOD). Based on its findings, the ACC will either approve or reject each application submitted. If any application is rejected, the basis for rejection will be stated by citing the particular article and section of the relevant governing document. Approvals may be made without comment. The PPOA Compliance Office shall notify the property owner regarding ACC approval or rejection of the submitted plans by phone, letter, or email.³⁰
- D. The ACC shall use applicable PPOA Rules, C&Rs, and/or BOD guidelines as the basis for determining approval or disapproval of each permit application. When a question arises concerning matters that are

³⁰ Change A-30

not clearly defined by the Governing Documents and/or prior BOD action, the ACC will use its best collective judgment to determine whether the permit application can be approved. Questionable matters with possible serious consequences are referred to the BOD with the ACC's recommendation for approval or rejection.³⁰

- E. To indicate approval, all Construction Permits must be signed by no less than two (2) members of the ACC and shall be issued through the ACC/Compliance Office.
- F. From time to time, the ACC makes recommendations to the BOD for waivers of, or variances to, certain restrictions by majority vote. Such waivers or variations can be granted for the benefit of a specific property owner without penalty or benefit to other owners.³⁰

*Note: Since requests for a waiver or variance are considered on a case-by-case basis of individual merit and granted or denied at the sole discretion of a particular Board of Directors by majority vote, granting or denial of a waiver or variance does not establish precedence, set a precedence, change the rule or restriction involved, or become binding upon the same or future Board of Directors to render an identical decision for any other request of a similar nature.*³⁰

- G. The ACC approves or rejects submitted construction plans only as they relate to compliance with the C&Rs and PPOA Rules & Regulations. Compliance with applicable County, State, and Federal Codes and Laws will be the sole responsibility of the property owners and builders.

17.3 CONSTRUCTION REQUIREMENTS

17.3.1 SINGLE FAMILY RESIDENCE

- A. Minimum square footage of living area required for any primary residential structure is prescribed by the C&Rs for each particular unit or addition according to lot numbers. "Living area" is defined as the total heated and air conditioned area supplied by the home's HVAC system(s).³⁰
- B. Minimum required percentage of exterior masonry or masonry veneer coverage for a residential structure (and all other structures) is specified by the C&Rs for each particular unit or addition. "Masonry" is defined by all C&Rs as being either brick, stone, stucco, glass or any combination thereof and subject to the following restrictions:

³⁰ Change A-30

1. When calculating the percentage of exterior masonry, the total area of garage door, walk-in doors and windows on the external wall area of the structure are subtracted from the total external wall area to be calculated.³⁰
 2. Triangular roof end-caps and dormer faces are not counted as part of the total external wall area, and application of masonry veneer to these areas will not count as a part of the required percentage of exterior masonry veneer coverage.³⁰
 3. Even though some siding material such as “Hardie Panel” may contain a high percentage of concrete, it is nonetheless considered as “siding” and not “masonry” since it is in panel or strip form and not contiguous in either its application or appearance.³⁰
- C. Painted exterior masonry, siding and trim on a residential structure must be of one “earth-tone” or one “light pastel” color that blends with existing homes in the area. Extremely vivid or multiple conflicting colors which create an obvious detraction to the appearance of the property and/or surrounding neighborhood are prohibited. Trim work may be of one contrasting or matching color.³⁰

17.3.2 AIRCRAFT HANGERS

The ACC will consider the following criteria for Aircraft Hangers:

- A. Construction specifications and plans must be presented to the ACC for approval.
- B. Aircraft Hangars may only be constructed on lots designated by the C&Rs to qualify for such, and may be constructed in conjunction with a new house or as an addition on a lot where a house already exists. No hanger shall be constructed on any lot which does not qualify under the C&Rs for such, or on any qualifying lot which does not already contain an approved residential structure or one concurrently under construction.³⁰
- C. Hangars may be an integral part of the house or a separate structure unless C&Rs of a particular addition specify otherwise.³⁰
- D. Except where otherwise specified by the C&Rs of a particular addition, separate hangars must be located to the rear of the house unless the requirement is waived by the Board of Directors or by the Dedicator in any addition which remains under Dedicator control at the time.³⁰

³⁰ Change A-30

- E. Separate hangars must be constructed with an exterior masonry veneer percentage that is equal to or greater than C&R requirements for the residence unless otherwise specified by the C&Rs. Hanger siding (other than masonry veneer) may be of approved residential siding materials matching that on the house in type and color or of any particular non-residential type of siding materials and/or color combination that is specifically permitted by the C&Rs.³⁰
- F. Hanger roof may be constructed of any material approved by national standards for such and is not required to match the house roof in either style or type of material used unless otherwise specified by an addition's C&Rs.³⁰
- G. Hanger may exceed the height of the residence structure; however, no hanger shall exceed 40 feet in height above ground without prior approval of PPOA and/or Dedicator as applicable.³⁰
- H. Aircraft Hangers may not contain large, garage-type, vehicle entry doors which face the street unless they are either permitted or not specifically prohibited by an addition's C&Rs. Unless otherwise prescribed by C&Rs, large entry doors will be determined as "not facing the street" by the same criteria set forth for such in Section 17.3.3 "Garages".³⁰

17.3.3 GARAGES

- A. Garages shall be constructed as specifically permitted by the applicable C&Rs for the particular PPOA unit or addition involved.
- B. Every garage shall have the capacity to contain at least two (2) automobiles.
- C. No garage vehicle entry door shall face any street or private way except for lots of 12,000 sq/ft or less in total area or where other specific C&R provisions permit. This general rule shall apply to all large entry doors on garages, outbuildings, hangars, barns, and any other structures on residential lots unless specifically permitted by an addition's C&Rs, not specifically prohibited by an addition's C&Rs, or if a variance to the restriction is granted by the Board of Directors on a case-by-case basis.³⁰
- D. Unless a different method is specified by C&Rs, a garage door or other large vehicle entry door on any structure is not considered to face the street (by C&R definition) using the following method:

³⁰ Change A-30

Starting from the side of the garage entry opening that is closest to the street, a straight line (perpendicular to the face of the garage door) is extended straight out in the direction of the street; the garage door is NOT considered to be “facing the street” as long as the extended straight line does not intersect the lot’s front property line that runs along (and parallel to) the street.³⁰

Note: This rule is equally applicable to both streets (and adjacent property lines) on corner lots or on lots with streets running directly along the front and rear of the lot.³⁰

17.3.4 OUTBUILDINGS

- A. Outbuildings shall be constructed on a concrete pad, be of a design and architectural style compatible with that of the residence (including type and color of exterior masonry, siding, and roofing), and shall be of a size no larger than 1/3 the square footage of the residential structure’s living area (total heated/air conditioned area of the house).³⁰
- B. Outbuildings with garage-type vehicle entry doors shall not have those door openings facing any street as determined by criteria set forth for such under Section 17.3.3 “Garages”; however, dual, swing opening “carriage doors” may be permitted upon case-by-case consideration and approval by the ACC.³⁰
- C. Outbuilding location is prescribed by C&Rs for each particular PPOA addition or unit.³⁰
- D. Any existing outbuilding not in compliance with all C&R requirements must be brought into full compliance when replaced or prior to transfer of property ownership. Exemptions will only be granted for deficiencies that had prior ACC approval or were waived by the Board of Directors.³⁰

17.3.5 PLAYHOUSES AND PLAYGROUND EQUIPMENT

- A. Playhouses and playground equipment, such as slides, swings, wading pools, and Jungle-gyms are portable structures that can be moved off site when they are no longer needed or when residence is sold, do not need a building permit.
- B. A playhouse is a structure which the single and only function is to provide a place for children to play and not for use as a storage building.

³⁰ Change A-30

PPOA Rules and Regulations

Revision A

- C. Any other structure separate from the residence will be classified as an “outbuilding” and controlled by the existing deed restrictions that require the same materials and architecture as the residence.
- D. All such playground equipment or playhouses must be maintained and located in acceptable condition behind the residence.
- E. Tree houses of any type are prohibited.

17.3.6 HORSE STABLES AND BARNES

There are two (2) major criteria for the construction of Horse Stables and Barns:

- A. The animal(s) must be protected from inclement weather conditions.
- B. The structure must be reasonably compatible in design, construction material, and color scheme with the main residential structure. Unless otherwise permitted or specified by the C&Rs, the general requirements are as follows:
 - 1. Horse barn or stable must be constructed with the same minimum percentage of exterior masonry veneer as required by C&Rs for the residence structure.
 - 2. The roof may be constructed using any type of ACC-approved roofing material and is not required to match either, the style, color or type of roofing on the residence structure.
 - 3. The structure can not be closer to the front of the lot than the rear most point of the residential structure.^{15,30}
 - 4. Horse trailers of 15 feet or less in total length may be visibly store only on residential lots within additions specifically designated as “equestrian areas” by particular C&Rs which do not prohibit visible storage of any type trailer. Horse trailers not meeting the aforementioned criteria must be stored inside the horse barn or other enclosed structure.³⁰

15 Change A-15

³⁰ Change A-30

17.3.7 TEMPORARY STRUCTURES

Temporary Structures are defined as structures that are not permanently attached or affixed to an approved building. Examples are patio covers, awnings, pagodas, tents, etc. and constructed of material other than wood or masonry.

Temporary Structures do not need a permit but are subject to the following:

- A. They do not exceed 200 square feet.
- B. They are maintained for only 120 days or less per year.
- C. They must be located behind the residence structure.
- D. They are prohibited from being used as carports or parking shelters.

17.3.8 PROHIBITED STRUCTURES

- A. Porches, covered patios, and driveway shelters adjacent to, or at the end of, driveways are not permitted under C&R wording that strictly prohibits anything which may be used as a carport.
- B. Above ground swimming pools.

17.3.9 STORM SHELTERS ³⁴

Storm shelters of either the underground or aboveground “safe room” type may be installed on residential lots under the following conditions and requirements: ³⁴

- A. An ACC-approved construction permit is required for any type of underground or aboveground storm shelter that is installed or constructed external to the residence or other structure on the lot regardless of whether shelter is detached, integrally attached or linked by any means to an existing structure. ³⁴
- B. No permit or prior ACC approval is required for a storm shelter of any type that is installed or constructed within or beneath the walled confines of an existing structure. However, it is strongly advised to have a professional engineer perform a structural impact evaluation prior to allowing any significant drilling or cutting into a structure’s slab or foundation. ³⁴
- C. Except when applicable to Article “D” below, external storm shelters must be located beside or behind the residence structure within the lot’s platted building setback lines and may not encroach into or across any easement. ³⁴

- D. On lots that back up to the Nutcracker Golf Course, a fully underground storm shelter may be installed across or outside the rear building setback line under the same all-inclusive C&R amendment allowing swimming pools and other limited amenities in that area as long as:
 - 1. no part of the shelter entry outside rear setback line exceeds 4' in height above ground level, and
 - 2. no part of the shelter extends into an easement.³⁴
- E. Underground shelter entries that are 2+ feet to 4 feet in height above ground level and viewable from any street adjacent to the property must be screened in accordance with criteria stated in Section 17.8 of PPOA Rules for air conditioning units and other mechanical equipment. Shelter entries that are 2 feet or less in height above ground do not require screening.³⁴
- F. Underground shelter entries exceeding 4' in height above ground and detached aboveground "safe room" shelters (including those linked to an existing structure by any means) must conform to the addition's C&R requirements and PPOA Rules for "Outbuildings" regarding location, appearance, roofing style/type and minimum percentage of exterior masonry.³⁴
- G. Aboveground "safe room" shelters which are externally added as a directly-attached, integral addition to a residence or other existing structure must meet the same C&R and PPOA Rule requirements as those for any other room addition or expansion of an existing structure.³⁴

17.4 CONSTRUCTION REVISIONS

During construction under a valid Construction Permit, changes or additions may be desired that will alter the original ACC approved construction plans; and certain types of desired changes or additions require the submission of a "Construction Revision Form" (no fee required) and prior approval by the ACC before any work may begin on those modifications. Completion or beginning work on any change requiring prior ACC approval before said approval is requested and granted will be subject to a substantial fine as listed in Section 17.12 "ACC Violations & Fine Schedule". Changes or additions that require a Construction Revision Application and prior ACC approval are:³⁰

- A. Changes or additions which increase the size (square footage) or height of the structure.

³⁴Change A-34

- B. Changes in the structure's original shape (footprint) or any entry points including garage entry.
- C. Changes in the structure's location or positioning on the lot.
- D. Changes in approved exterior percentage of masonry veneer coverage.
- E. Changes in type of roofing material.
- F. Changes to existing flatwork area, flatwork location or additional flatwork in other areas.
- G. Addition of outbuilding, fence, or other detached structure.
- H. Changes in type of fencing material, fence height, or location.

17.5 TIME ALLOWANCE AND LAPSE OF CONSTRUCTION PERMITS

Residential and Miscellaneous Construction Permits are approved and issued by the ACC with specific time limits in order to ensure construction is completed within a reasonable timeframe that minimizes the traffic and negative appearance impact on the neighborhood. Permit timeframes are based on a 6-day work-week (no contractor work is permitted on Sundays), and allow a generous amount of time for the particular nature and size of construction involved with consideration included for a reasonable number of bad weather days.³⁰

- A. Upon prior request by the property owner, the ACC may consider issuance of a permit with an extended construction period if the owner can show that either the size/scope of the project, a very difficult construction or some other unusual circumstance warrants the extra time being requested. Unless otherwise stated by C&Rs, the general allotted timeframes are as follows:
 - 1. New Residence with concurrent Hanger or Horse Barn = 12 Months
 - 2. New Residence (over 3,000 sq/ft living area) = 11 Months
 - 3. New Residence (under 3,000 sq/ft living area) = 9 Months
 - 4. Aircraft Hanger (existing residence structure) = 9 Months
 - 5. Major Home Addition, Horse Barn, Garage, Large Outbuilding = 6 Months
 - 6. Swimming Pool = 4 Months

³⁰ Change A-30

7. Minor Home Additions, Small Outbuildings, Covered Outdoor Kitchens = 3 Months
 8. Decks, Arbors, Pergolas = 2 Months
 9. Masonry Walls/Fences (higher than 2' above ground level) = 2 Months
 10. Fences, Driveway, Patio, Other Flatwork, Site Prep = 1 Month.³⁰
- B. Upon the expiration date of any Construction Permit, all work must immediately cease on any unfinished project until a “Permit Extension” has been approved by the ACC.³⁰
1. A “Permit Extension Application” and applicable permit extension fee must be submitted to the ACC before expiration of the active Construction Permit (or permit extension); otherwise, a fine of \$50/per day will be assessed for each workday that elapses after permit expiration date and will continue to accrue until a Permit Extension Application is submitted to the ACC.³⁰
 2. Construction without a permit or continuing work with an expired permit will be subject to the substantial fines listed under Section 17.12 “ACC Violations & Fine Schedule”.³⁰
- C. First Permit Extension - The ACC will grant a three (3) month “First Extension Permit” upon receipt of the required fee and approval of the submitted request form. Application for a First Extension Permit must contain the following for approval:³⁰
1. A signed and completed “First Permit Extension Request Form”.³⁰
 2. A check for fifty percent (50%) of the original permit fee amount.³⁰
 3. A schedule showing what work remains to be completed.³⁰
- D. Upon expiration of a “First Extension Permit”, all work must immediately cease on an unfinished project until an application for a “Second Extension Permit” and appropriate fee have been submitted to, and approved by, the ACC. Continuing work with an expired First Extension Permit” will be likewise subject to the fine listed under Section 17.12.³⁰
- E. Second Permit Extension – The ACC will grant a two (2) month

³⁰ Change A-30

“Second Extension Permit” upon receipt of the required fee and approval of the submitted request form. Application for a Second Extension Permit must contain the following for approval: ³⁰

1. A signed and completed “Second Permit Extension Request Form.” ³⁰
2. A check for 1.5 times the original permit fee amount. ³⁰
3. A schedule showing what work remains to be completed. ³⁰

F. Upon expiration of a “Second Extension Permit”, there will be no more extensions granted.

1. In place of an extension, a daily fine of \$50 will be assessed (based on a 6-day workweek) and continue to accrue until either a new residential structure meets the “finished house guidelines” (specified in Section 17.6) or until a miscellaneous construction is completed. ³⁰

2. Liens may be placed on property for any unpaid fines, and sale or other transfer of property ownership will not be permitted until all fines and/or liens are paid in full. ³⁰

G. A hardship waiver of construction permit time limits and/or accrued fines may be requested by the property owner in the event that construction is delayed or halted by a natural disaster, other damaging or destructive event, or any reasonable circumstance that is/was beyond property owner’s control. Permit time limits may be extended and/or fines may be partially or totally waived if approved by majority vote of the ACC. ³⁰

17.6 FINISHED HOUSE GUIDELINES

The Finished House Guidelines are as follows:

- A. Exterior:
1. All siding, roofing, brick and painting is complete.
 2. All driveways, sidewalks and other flatwork are complete.
 3. Outside AC Units are not required to be set, but must be installed and screened before occupancy.

³⁰ Change A-30

B. Interior:

1. Walls are textured and ready for paint or wallpaper.
2. Cabinetry is set.
3. Electrical is complete and ready for fixtures.
4. Plumbing is complete with tubs & showers set (commodes/toilets & faucets can be added later).
5. Floor is ready for finishing.

C. Lot:

1. Sewer or Septic tie-ins are complete.
2. Lot is cleaned and graded.

17.7 FENCES

17.7.1 FENCE HEIGHTS (General)

The following fence heights and permitted construction materials generally apply to most C&Rs developed prior to 2007 with some exclusions specified by individual C&Rs.

A. Lots not adjacent to golf course:

1. Height: All fences not adjacent to the golf course are limited in height to no more than six (6) feet measured from the inside (including post height) to the ground.
2. Construction Material: Fencing material shall consist only of pipe, wood (where permitted by C&Rs), decorative iron, chain-link (where permitted), vinyl, brick, rock or materials approved by the ACC.

B. Lots adjacent to golf course:

- C. Height: All fences adjacent to any golf course are limited to no more than four (4) feet in height including side fences extending from the golf course to the rear of a house or the neighboring house (whichever is furthest from the golf course). The four (4) foot limit does not apply from the rear of the house forward.

- D. Construction Material: Fencing material shall consist only of pipe, wood (where permitted by C&R), decorative iron, chain-link (where permitted by C&R), vinyl, brick, rock, masonry or other materials approved by ACC, so long as the material used and fence structure do not obstruct the view of the golf course. Fence shall contain an operable gate or other type of opening to allow an easy and unobstructed access from the golf course into the yard. Wrought iron is required in the Villas.

17.7.2 FENCE CONSTRUCTION REQUIREMENTS (General)

The following fence construction requirements generally apply to PPOA units and additions developed prior to 2007 with some exclusions specified by individual C&Rs. Later PPOA additions may have more restrictive fence requirements. C&Rs for any unit or addition will dictate all fence specifics.

- A. Fences cannot be constructed closer to any PPOA street or roadway than the front building setback line. Fences constructed on a corner lot may not extend beyond the respective building setback line of either street. Fences may be maintained without a building permit; however, if the construction material, type of fence, or height is to be changed, a new building permit will be required to ensure compatibility within the PPOA fence requirements.
- B. Wood fences (where permitted) must be constructed with smooth side facing out. Wood straight line fences (for screening purposes not intended to enclose) shall be built with smooth side out on each side or “shadow box” construction (alternating pickets on each side with posts covered).
- C. Barbed wire will not be acceptable. Wire mesh, welded-wire (cow-pen / hog wire), or similar type wire fence will not be allowed except in rear areas of certain additions where it is permitted by the C&Rs as an augmentation to an existing fence for horse containment or agricultural protection.
- D. Any fence not in compliance with these Fence Construction Requirements must be brought into compliance when replaced or upon transfer of property ownership.

17.7.3 HORSE FENCES

On lots where horses are allowed and the fence is constructed of pipe, vinyl rail, or other approved materials, other types of containment-fencing material (welded wire, cow-pen wire, etc.) will be allowed on the inside of main fencing subject to prior approval by the ACC.

17.7.4 SWIMMING POOL FENCE/WALL REQUIREMENTS

For purposes of these Rules & Regulations, “swimming pool” shall mean all permanent structures or excavations which contain or may contain a body of water over twenty-four (24) inches in depth, and which are used for recreational bathing or swimming purposes, including spas and hot tubs.

- A. In addition to meeting all PPOA Rules and Regulations for fences with regard to height restrictions and materials, all Swimming Pool fences constructed after approval of this Document shall comply with all Federal, State, and International Residential Code requirements for design and construction.
- B. No pool shall be filled with water until a fence meeting these requirements has been erected.

17.7.5 EXISTING SWIMMING POOL BARRIERS/FENCES

Any residence in Pecan Plantation currently having a pool fence that was constructed prior to approval of this document shall be considered as “accepted” provided that the residence remains under the same ownership. Upon the sale or other transfer of ownership, and prior to occupancy of the new owner, the pool barrier/fence shall be brought up to the standards referenced in Swimming Pool Fence/Wall Requirements in this Document.

17.7.6 LOTS ADJOINING NUTCRACKER GOLF CLUB

The following will apply to all lots that adjoin the Nutcracker Golf Course:

- A. For open patios, swimming pools, hot tubs or other low profile structures having a four foot maximum height the following will apply:

The rear building setback line is waived only for the above amenities.

The utility easement will remain in effect and no portion of the amenity may be constructed within the easement.

Such amenities must comply with the Rules and Regulations in this document and the C&Rs concerning quality and nature of construction materials.

Any amenities or improvements must not restrict the view of adjoining property owners to the golf course.

- B. Any variance not listed above requires the written approval of the Nutcracker Golf Club.

17.8 OUTDOOR EQUIPMENT LOCATION AND SCREENING

17.8.1 OUTDOOR EQUIPMENT LOCATION

A/C condensing units or heat pump exchange units (termed “cooling towers” in older C&Rs), emergency power generators, LPG storage tanks, swimming pool filtration/pump units, and all other types of mechanical or non-mechanical outdoor home or outbuilding supportive equipment must be located beside or behind the residence structure or outbuilding being served (never in front) and screened in the manner prescribed in General Screening Criteria in this document.

17.8.2 STORAGE TANK LOCATION

In addition to meeting the above described location requirements, permitted storage tanks must be installed according to distance and any other particular requirements mandated by applicable State and Federal laws.

- A. Propane or other LPG tanks are permitted in all PPOA units for home use and may be of either the above-ground type or buried type.
- B. All above-ground LPG tanks must be mounted on a concrete pad and shall be installed at the Federal-mandated distance from any structure according to capacity and type of storage tank.
- C. Storage tanks for liquid fuel (gasoline, diesel, etc.) are generally prohibited except in those few PPOA units where they are allowed by the Covenants and Restrictions. All such tanks shall be installed and located as prescribed by C&Rs and pertinent State and Federal laws.

17.8.3 GENERAL SCREENING CRITERIA

The Covenants & Restrictions for all PPOA units mandate that all above-ground equipment (of any type) must be screened to the satisfaction of the dedicator/developer and the Association (PPOA) prior to occupancy.

- A. The type of approved/required screening material and method of screening varies with the particular type of equipment and the age of the residence or outbuilding. All screening shall be constructed in an acceptably attractive manner and must aesthetically blend with the adjacent structure, landscaping, and general neighborhood surroundings.
- B. In the following sections, two terms will be used to describe required screening media:

PPOA Rules and Regulations
Revision A

1. Legacy Screening Media – Any approved media which has always been acceptable as meeting general screening requirements when no particulars are otherwise stated.
 2. Mandated Screening Media – Any particular type of material that is solely mandated for a particular application by a BOD approved requirement after a specified date.
- C. Shrubbery meeting the following criteria:
1. No time is allotted for growth; shrubbery must initially meet all height and density requirements.
 2. Shrubbery must be of the type that does not lose its leaves or screening density during winter months, and must not be an attractive food source for deer or other browsing wildlife.
 3. Shrubbery shall be planted in-ground (not potted) and be cared for and/or replaced as needed to maintain its required screening capacity.
- D. Screen shall generally be required to extend in length and height to match or exceed the equipment’s length and height. For very tall pool filters or propane tanks a reasonably small portion may extend above the screen.

17.8.4 STORAGE TANK AND POOL EQUIPMENT SCREENING

- A. Propane tanks or other tanks used for liquid or gas storage are to be buried or screened so they are not noticeable from any private way (which is defined as being the nearest street running in front of, on either side of, and behind the residence).
- B. Pool filtration tanks and pump equipment shall be screened under the same parameters as above ground storage tanks.
- C. Any “Legacy” screening material may be used for storage tank or pool equipment screening.
- D. When the previously described screening criteria requires a four-sided screen, a small opening or gate may be left in a side or rear wall of the screen (never in front) to allow for service entry.

17.8.5 AIR CONDITIONING AND HEAT PUMP SCREENING

All new homes must have “Mandatory” screening of all outdoor A/C condensing units and Heat Pump exchange units (termed as “cooling towers” by the C&Rs) which consists only of masonry that matches that of the house. The combination of house wall(s) and screen wall(s) shall be of

sufficient number and placement so the equipment is not visible from any point along the lot's property line(s) directly adjacent to any street or roadway.

17.8.6 OTHER MECHANICAL EQUIPMENT SCREENING

All other mechanical or supportive equipment shall be screened to match the exterior of the house or other screening approved by the ACC.

17.8.7 EXISTING EQUIPMENT SCREENING

Any residence in Pecan Plantation which was constructed prior to 2/3/05 that currently has unscreened or improperly screened A/C or Heat Pump equipment will be considered as "accepted" in compliance as long as the residence remains under the same ownership (this does not include storage tanks or pool equipment which must all be currently screened). However, upon future sale or other transfer of present ownership, bringing screens up to the current requirements will become mandatory within a period not to exceed 30 days after said transfer of ownership. Exceptions are as follows:

- A. Equipment associated with homes or outbuildings constructed prior to 2/3/05 may be screened using any approved "Legacy" material.
- B. Regardless of ownership or date of construction, all newly constructed home additions, hangers, or outbuildings shall have any related outdoor supportive equipment screened to current requirements.

17.9 DRIVEWAYS AND PARKING AREAS

- A. All newly constructed or replacement driveways, access extensions, and additional parking areas on any residential lot shall be fully paved using concrete (smooth or embedded-pebble surface), brick, or stone masonry. Asphalt, gravel, and other lesser grade materials are prohibited.³⁰
- B. At the commencement of construction, it is the responsibility of the owner/builder to determine the originally-designed depth of the roadside drainage ditch (which may have become partially or fully silted-in over time) and to install a temporary culvert (of the prescribed diameter) at that originally designed depth before construction begins on the lot. Temporary culvert must be used for all lot access during construction, and property owner will be responsible for cost of repairing any damage to road paving or easement area caused by contractors.³⁰

PPOA Rules and Regulations
Revision A

NOTE: Refer to Section 9.2 "Road and Drainage Easements" for regulations regarding placement of permanent culverts and full restoration of drainage ditch prior to completion of construction. ³⁰

- C. The minimum diameter of the culvert(s) shall be as specified on the ACC Building Permit unless otherwise prescribed by the drainage plan and/or area plat map approved by the County and reviewed and enforced by the General Manager or his assigns. ³⁰
- D. PPOA Code Enforcement must be contacted to schedule an inspection of form boards and culvert placement BEFORE any driveway or walkway

³⁰ Change A-30

concrete is poured across the road easement area. Culvert length shall not extend beyond the width of the driveway or walkway under which it lies. ³⁰

- E. Entire width of driveway or walkway flatwork must terminate no closer than 2" and no greater than 4" from the edge of the paved roadway at any point. It is strictly prohibited to cut-out or notch into the edge of the road paving for any purpose. ³⁰
- F. If the general road course has a considerable grade-angle (road direction is going uphill or downhill), the width of the driveway's entry approach and tie-in area must be sloped to match the grade-angle of the road edge to provide a smooth tie-in with the road across the full width of the driveway's entry. ¹⁵
- G. The finished height of the driveway flatwork at the road tie-in point must be in the proper height relationship to the edge-height of the road pavement to ensure that a smooth entry point is maintained with any future road paving. Driveway tie-in point height will vary with the following types of roads:
 - (1) Sealed gravel roads (Orchard 11, The Villas, and Landings 1): Driveway's surface height at the tie-in must be 1.5" to 2" higher than the edge of the road. This will allow driveway surface to closely match the height of the road edge when thick asphalt paving is applied in the future. ¹⁵
 - (2) All other paved roads: The driveway's surface height at the tie-in point must match the height of road edge. ¹⁵

17.10 LANDSCAPING

Landscaping does not require a Construction Permit or prior ACC approval; however, any questions regarding landscaping criteria or limitations should be addressed to the PPOA Compliance Officer prior to beginning any work on a project. General landscaping definitions and limitations include:

¹⁵ Change A-15

²⁴ Change A-24

²⁵ Change A-25

³⁰ Change A-30

- A. Installation or modification of residential yard lawn including grading, filling and terracing.
- B. Installation of underground lawn sprinkler system. Note: No sprinkler plumbing is permitted to extend into utility easements, past any of the lot's property lines, or into the road easement (including roadside drainage ditch). Any sprinkler plumbing extending into a utility or road easement area will be subject to removal at property owner's expense; and fines will be assessed for any sprinkler flow which (for any reason) extends into any portion of the paved roadway or adjacent shoulder/roadbed area. ³⁰
- C. Flower gardens and larger agricultural areas (where permitted by C&Rs).
- D. Decorative garden perimeters and driveway or walkway borders of wood, ornamental metal, stone, brick, concrete, or outdoor vinyl which do not exceed two (2) feet in height above the ground.
- E. Planting of trees or shrubbery. Note: With the exception of typical lawn grass, no trees, shrubs, or other large plantings or yard ornaments are permitted in a utility easement, drainage easement, or road easement area. ³⁰
- F. Any landscaping or improvements (other than mailboxes) within the road easement area (including drainage ditch) requires an approved ACC Construction Permit and will be subject to additional restrictions under Section 9 of the Rules and Regulations. ²⁸
- G. Retaining walls may be constructed for residential lot leveling or erosion/drainage control on any lot.

PPOA Rules and Regulations
Revision A

1. Walls may be constructed of stone or brick masonry, concrete, or timbers.
2. Downhill or backside of wall may be of any height necessary, but front side of wall may not extend higher than two (2) feet above the finished ground level of lot or yard being retained.

²⁸ Change A-28

³⁰ Change A-30

3. If retaining wall is desired to extend higher than two (2) feet above the finished level of yard being retained, it must meet C&R fence height and location requirements and will require an ACC approved Construction Permit prior to construction.
4. Retaining or landscape walls are permitted to aid in channeling drainage water into or within a platted drainage easement or drainage channel(s) within the lot's property line boundaries. However, it is strictly prohibited to install any improvement or modification that will block, impede, increase or divert the flow within, or away from, a drainage easement and/or which creates a backup or diversion of drainage flow onto adjacent property. Any existing or installed improvement or modification that creates a drainage problem will be subject to either complete removal or a PPOA-approved modification at property owner's expense.³⁰

17.11 SINGLE LOT ASSESSMENT

- A. Owner(s) of two (2) contiguous lots may request a single lot assessment for the two lots. All such requests require BOD approval and completion of applicable ACC forms. The ACC may recommend BOD approval if owner(s) meet the following:
 1. House has a minimum of 3,000 sq. ft. of air-conditioned and heated floor space.
 2. House is "reasonably centered" on the two lots.
 3. House is occupied.
 4. Owner(s) completes re-platting of the lots with the County

- B. The ACC will also consider single lot assessment requests based on unusual circumstances (septic systems, etc.) and may make recommendations to the BOD concerning disposition of each request. For Septic System consideration, for a building permit must be requested from the ACC. The ACC will require a written report form a Licensed Sanitarian and Site Evaluator that the only alternative is to place a new system on an adjoining lot. The ACC will consider the request and make it recommendation to the BOD.

³⁰ Change A-30

17.12 ACC VIOLATIONS AND FINE SCHEDULE

17.12.1 NOTIFICATION AND FINE ASSESSMENT

- A. Determination R&R or C&R violations, issuance of warnings, and assessment of fines will be performed by the General Manager or his assigns.³⁰
- B. Violation warnings or notifications may be given on-site, by telephone, standard mail, email, or fax.
- C. Fines may be assessed by on-site delivery, or certified mail.
- D. When any major C&R or Rules & Regulations violation is noted, the General Manager or his assigns may immediately order a full or partial halt to construction on the site until a satisfactory compliance program is developed and agreed upon by all parties concerned.

17.12.2 ACC FINE SCHEDULE

All fines listed are MINIMUM amounts. Additional fines may be levied or penalties may be assessed by the Board of Directors.

- A. Fines of \$5,000 per occurrence:
 - 1. Encroachment of building setback lines (C&R Violation) – After notification, fine will be assessed if immediate removal of the encroaching portion of structure or fence is not started and continued to completion. A reasonable compliance period will be given according to the extent and nature of the encroachment.
- B. Fines of \$2,500 per occurrence:
 - 1. Construction of new residence not in accordance with the ACC approved plans.- After notification, fine will be

PPOA Rules and Regulations
Revision A

- assessed if all necessary corrections or additions (including screening and driveway requirements), are not in full agreement with ACC approved plans.³⁰
2. Beginning a new residence construction without obtaining a PPOA Residential Construction Permit.³⁰
 3. Continuing work with an expired Residential Construction Permit or First Extension Permit. Does not apply to continuing work after expiration of a Second Extension Permit when accruing daily fine is in effect.³⁰
 4. Continuing work on a change or modification to construction (requiring prior ACC approval) without submitting a Construction Revision Request for approval or before approval is granted.³⁰
- C. Fines of \$500 per occurrence:
1. Beginning miscellaneous construction (other than a new residence) without obtaining a PPOA Miscellaneous Construction Permit.³⁰
 2. Continuing work with an expired Miscellaneous Construction Permit or First Extension Permit.³⁰
 3. Site preparation without obtaining a PPOA Construction Permit.³⁰
 4. Alteration of drainage ditch easement without prior approval of the General Manager or his assigns.³⁰
- D. Fine Schedule of \$100 per Day: Note:³⁰ Daily fine schedules are based upon a 7 day week for all listed violations except those committed by outside commercial contractors who are not allowed entry on Sundays (6 day week).
1. No Construction Permit posted. Fine may begin immediately.
 2. No Trash Bin or Chemical Toilet on major construction site. Fine may begin immediately.
 3. Failure to install/maintain culvert or blocking roadside drainage ditch. Fine will begin 3 days after notice is given.
 4. Littered construction site. Fine begins 2 days after cleanup notice is given.
 5. Overflowing Trash Bin. Fine begins 2 days after notice is given to empty trash.

³⁰ Change A-30

6. Damage to other property. Contractor or member must immediately work out a reasonable and timely schedule for damage repair with the property owner. Fine will begin when:
 - a. Person responsible for causing the damage fails to work out a schedule of repairs within 5 days after being notified of such (by the property owner or PPOA staff), or³⁰
 - b. Repairs are not fully completed within the agreed time frame.³⁰
7. Use of adjacent property for temporary construction site access without prior written permission from the property's owner being submitted in advance to the PPOA Compliance Office.. Fine may begin immediately.³⁰
8. Storage of equipment, vehicles, materials, etc. on any vacant lot (C&R Violation). Fine will begin 5 days after notice to remove is given.
9. Open storage of building materials on any lot with no active Construction Permit. Fine will begin 5 days after notice to remove is given.
10. Residing anywhere other than approved living area of a permanent residence structure (C&R Violation). Fine will begin 5 days after notice to vacate is given.

E. Fine Schedule of \$50 per Day:³⁰

Note:³⁰ Daily fine schedules are based upon a 7 day week for all listed violations except those committed by outside commercial contractors who are not allowed entry on Sundays (6 day week).

1. Begins upon expiration of any Construction Permit or Permit Extension when project remains unfinished. Fine will continue to accrue until Permit Extension Application is submitted to the ACC office and will be payable in addition to any applicable permit extension fee.³⁰
2. Begins upon Expiration of the Second Permit Extension when project remains unfinished. Fine will continue to accrue until project is completed to meet ACC approved plans and /or all requirements of applicable governing documents.³⁰

³⁰ Change A-30

17.13 ADJACENT LOT CONSTRUCTION³⁵

When a lot containing an existing residence structure (or one under construction) lies directly adjacent to a commonly-owned vacant lot and the two lots do not qualify for a replat and single-lot assessment under the “Single-Lot Assessment” section of PPOA Rules & Regulations, new State law (effective on June 14, 2013) now allows owner(s) of two (2) such contiguous lots to construct approved appurtenant structures (other than a primary residence structure) on the adjacent vacant lot to be used for the “residential purpose” defined herein, under the following provisions, restrictions and requirements:

17.13.1 DEFINITIONS³⁵

- A. “Residential Structure” means the primary, single or multi-family dwelling unit as defined and regulated by the dedicatory instrument, (hereinafter called “Covenants & Restrictions” or “C&R’s”) of each specific addition and does not include small, secondary, inhabitable outbuildings defined as “servant’s houses” or “guest houses” by C&Rs of the particular additions where they are permitted.
- B. “Residence Lot” for the purpose of this rule section means a lot platted in a residential addition that contains an existing primary Residential Structure or one under construction.
- C. “Non-Residence Lot” for the purpose of this rule section refers to a lot platted in a residential addition that does not contain a primary Residential Structure, but does contain constructed improvement(s) and/or structure(s) which are allowed under this section by the lot being an “Adjacent Lot” as described by State law wording in article D below.
- D. “Adjacent Lot” for the purpose of this rule section is described by State law as meaning a Non-Residence lot that is contiguous to a Residence Lot by one of the following:
1. a lot that is contiguous to another lot that fronts on the same street;
 2. with respect to a corner lot, a lot that is contiguous to the corner lot either by a side or back property line; or
 3. if permitted by C&Rs, a lot that is contiguous to another lot at the back property line.
- E. “Residential Purpose: with respect to the use of a Non-Residence lot as described by State law wording:
1. refers to the location on the Adjacent, Non-Residence lot of any structure or other improvement customarily appurtenant to a primary residence structure that is not

used for a business or other commercial purpose which includes the separate rental to another party by owner, renter or lessee of the primary residence structure on the adjacent Residence Lot; and

2. includes the location on the Non-Residence lot of a garage, paved driveway or parking area, walkway, children's swing or playscape, fence, septic system, swimming pool, landscaping, utility line, or other structures including, but not limited to hangar, horse barn, and/or servant's house, when such is specifically permitted by the C&Rs of a particular addition.

17.13.2 APPROVAL OF PLANS AND PERMIT REQUIREMENTS³⁵

All construction upon an Adjacent, common-owned, Non-Residence Lot is subject to the same permit requirements, applicable fees and prior ACC approval as required for construction on a Residence Lot which is based on criteria prescribed by applicable C&Rs and POA Rules specific to the use of a lot for residential purposes, including restrictions regarding require structural attachment, size, location, exterior masonry percentage, paving, screening/shielding, and other aesthetics of the residential purpose before the owner begins the construction , placement or erection of any structure or other improvement for the residential purpose.

17.13.3 LOT ASSESSMENTS AND MEMBERSHIPS³⁵

A. Adjacent, common-owned lots not qualifying for a replat and single-lot assessment by criteria stated in the "Single Lot Assessment: section of the PPOA Rules & Regulations will remain separate and individual lots as originally platted and provided for in the sales contract, deed, or other legal conveyance to the owner.

B. Each Adjacent, common-owned lot will continue to represent one PPOA membership, be allotted one vote in all Association elections, and receive an individual monthly lot assessment whether constructed upon or not.

C. Construction upon an Adjacent, common-owned, Non-Residence lot is allowed only by requirement of State law; and, under same, said adjacent lot construction shall not be considered as present or future grounds for replatting both lots into one lot and/or receiving a single-lot assessment regardless of the size, type and/or number of structures or other improvements that exist on the lot or how long they may have existed.

17.13.4 SALE OF RESIDENCE LOT³⁵

Upon sale or transfer of the Residence Lot containing the primary Residential Structure, an owner who has elected to construct upon an Adjacent, Non-Residence Lot for the residential purposed described und his section must either:

- A. include the Adjacent, Non-Residence Lot in the sales agreement and transfer the lot to the new owner under the same dedicatory (C&R) conditions; or
- B. before sale of the Residential Lot, owner must restore the Adjacent, Non-Residence lot to the original condition that existed before the addition of improvements or structures allowed under this section to the extent that the lot would again be suitable for construction of a separate primary Residential Structure as originally platted and provided for in the conveyance to the owner under C&R requirements of the particular addition in which the lot is located.

17.13.5 USE OF NON-RESIDENCE LOT AFTER SALE OF RESIDENCE LOT³⁵

- A. Upon sale or other ownership transfer of only the Residence Lot, the Non-Resident Lot becomes legally “detached” in common-ownership and thereby losses it’s “Adjacent Lot” status defined herein by State law, and no further construction of any additional structures or other improvements (which require permits and ACC approval) will be allowed until after or during construction upon the lot of a primary Residential Structure as originally platted and provided for in the conveyance to the owner under C&R requirements of the particular addition in which the lot is located.
- B. The Non-Residence Lot and existing structures or improvements contained there on may continue being used by owner or rented/leased as a whole to another party (under PPOA rental/leasing rules) for the intended “residential purpose” which excludes use for any business activity or other commercial purpose including the separate renal or lease of any structure(s) or improvement(s) to another party by owner, renter or lessee of the lots.
- C. It is strictly prohibited for owner, renter, or lessee of a “detached” Non-Residence Lot to use, or allow use of, any structure on the property including a “servant’s or guest house” as a permanent or temporary residence, dwelling unit, or living area of any kind as per common C&R wording that limits living area on any lot to the “family dwelling unit” which is further defined as the primary Residential Structure in those additions that specifically allow a “servant’s or guest house” as an appurtenant secondary dwelling unit. Small secondary dwelling units are included as prohibited living area by the following:
 - 1. Since the Non-Residence Lot no longer qualifies as an “Adjacent Lot” under State law definition, a small “Servant’s

or guest house” located on the lot may not be used as living quarters because it is neither a supportive appurtenant structure to a primary Residential Structure nor does it contain sufficient living area square footage to meet minimum C&R requirements of habitation as a primary Residential Structure.

2. In such an instance, a “servant’s or guest house” outbuilding may only be used again as living quarters for bona fide servant(s), caregiver(s) or guest(s) when the lot becomes a Residence Lot upon construction of a primary Residential Structure as originally platted and provided for in the conveyance to the owner under C&R requirements of the particular addition in which the lot is located.

17.13.6 SALE OF ADJACENT OR “DETACHED” NON-RESIDENCE LOT³⁵

Whether a Non-Residence Lot containing structures or other improvements remains as an “Adjacent Lot” under definition of State law or has become “detached” by previous sale of the contiguous Residence Lot, an owner may see the Non-Residence Lot only under the following conditions:

- A. lot can be sold only for the purpose of the construction of a primary Residential Structure (family dwelling unit) that complies with applicable C&R requirements of the particular addition in which the lot is located, and
- B. lot must already be restored to the extent previously described herein to accommodate a complaint primary Residential Structure, and
- C. final PPOA approval of the sale will be contingent upon:
 1. ACC pre-approval of prospective new owner’s residence construction plans, and
 2. a signed agreement that prospective new owner(s) will obtain required Association membership and that construction of the new primary Residential Structure will begin no later than 60-days after closing date for the sale.³⁵

17.14 EXISTING STRUCTURES⁴⁴ (FULL SECTION 17.14)

17.14.1 MAINTENANCE

As upkeep and maintenance of existing structures, improvements and other visible items on an Owner’s Lot within the community is for the common benefit of all members of the PPOA, each Owner shall maintain,

³⁵ Change A-35

44 Change A-44

at the Owner's sole cost and expense, the Owner's Lot, including the dwelling unit(s) and outbuilding(s), in a reasonable acceptable appearance and a clean, safe, sanitary condition.

An Owner shall not allow any condition to exist on the Owner's Lot which may adversely affect the appearance of the neighborhood or the desirability of the PPOA, endanger the health or safety of residents in the community, violate any law, or constitute a nuisance to persons of ordinary sensibilities by reason of appearance, illumination, odor or noise.

17.14.2 GUIDELINES

A. The PPOA Compliance Officer or other authorized Staff acting as an assignee of the General Manager shall evaluate the following items on an Owner's lot using a non-subjective checklist of visually obvious deficiencies that are the primary exterior indicators of seriously dilapidated and/or derelict conditions which are not in compliance with the reasonable property appearance standards required by the PPOA:

1. Roof
2. Fascia
3. Chimney
4. Walls, porch, porch enclosure, balcony, patio cover
5. Windows and doors
6. Trim and molding
7. Paint
8. Deck, pergola pavilion, arbor gazebo, pet shelter
9. Swimming pool and pool barrier
10. Fence
11. Driveway and other flatwork
12. TV antenna, satellite dish, tower, flagpole
13. Outdoor furnishings, equipment, yard ornaments
14. Yard and landscaping

B. The non-subjective checklist used by a PPOA Compliance Officer or other authorized Staff acting as an assignee of the General Manager for evaluation shall include visual confirmation of:

1. Large holes or open cracks in structure, roof or walls
2. Areas of missing shingles, panels, planks, siding or masonry veneer

3. Mismatched patch, tarp or other temporary cover on wall or roof (except for short-term damage control measures)
4. Window or exterior door broken, missing, not closable or boarded up
5. Component or trim that is detached, missing, broken, rotting, heavily damaged or highly deteriorated
6. Peeling/flaking paint on majority of structure or other improvements
7. Visible lack of structural integrity by full or partial detachment, collapse and/or noticeable sag or lean
8. Inadequate swimming pool barrier or stagnant pool water
9. Dead tree or bush, overgrown or neglected flowerbed
10. Any visible vehicle, equipment, furniture, improvement, construction, decoration, accessory or other detractive item which reasonably appears to be generally unsafe, unusable and/or derelict.

17.14.3 VIOLATION DETERMINATION

The determination of a violation, the issuance of a warning, and the assessment of a fine will be performed only by a PPOA Compliance Officer or other authorized Staff acting as an assignee of the General Manager.

17.14.4 FINES

Fining shall be in conformity with Section 12.1 (General Violations) of these Rules and Regulations.

44 Change A-44

For changes to Section 17 of this document, contact the ACC Committee Chair