

# Peppertree Lake Condominium Association, Inc

## Rules & Regulations

### November 7, 2024

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#### General:

1. Vehicles should not be backed into parking spaces. The reason we ask this is to make sure the shrubbery does not get destroyed through an open window.
2. Vehicles used for commercial business may not be parked on the property. Recreational vehicles, campers, and boats may be parked in the storage area located in the front of the property along 116<sup>th</sup> Ave. These vehicles must fit into a single parking space. The storage area is to be used only for the parking and storage of permitted vehicles. Unit owners, tenants or guests may not reside in or remain overnight in any vehicle parked in the storage area, nor may they run any electrical lines, extension cords, pipes or other obstructions from their vehicle to their units or any other portion of the common elements without the express written approval of the Board of Directors. Violation of this rule will result in the revocation of permission to park the vehicle in the storage area.
3. Vehicles without proper tags or vehicles that are inoperable/not seaworthy will be towed from the property at the vehicle owner's expense. Each unit has one assigned space and only two vehicles per unit is allowed. Guest spaces are available for one additional unit vehicle for a guest. Our parking is limited, therefore, this rule must be adhered to.
4. Vehicles may not be repaired on the premises. Vehicles with leaking oil must be removed from the property. Repairing damaged asphalt caused by oil leaks is costly.
5. The car washing area is located across from the tennis courts. This area is for cars only. Please be considerate of water usage.
6. Decorative flags may not be hung from balconies.  
Also, towels, rugs, laundry, etc may not be hung from balconies or on fences. In storing items on your patio or balcony, please be aware of the view you create for others.
7. Unit owners are responsible for the maintenance and repairs to patio and balcony enclosures.
8. All potted plants must be on patios or balconies, not on the common grounds so the lawn maintenance crew can do their job effectively. Also, you must seek Board approval if you wish to plant anything on the property.

9. According to the Fire Marshall, charcoal or propane grilling is not legal on first Qr. second floor patios/balconies. There is a \$132.00 fine for violations.
10. Also, the Fire Marshall has stated that bicycles and plants may not be placed in the stairway areas. They are obstructions/safety hazards and must be removed.
11. Large pieces of furniture, appliances, fixtures, or construction debris must not be placed at or in the dumpsters. This includes such items as: mattresses, couches, cabinets, counters, sinks, etc. These items must be transported off the property. For Sale/Rent signs are not permitted on the property nor on vehicles.
12. Remember anyone with pets must note that pets cannot exceed 25 lbs in weight and must always be on a leash (including cats).
13. Pets are not allowed in the swimming pool area.  
When walking your dogs, please walk along 116th Ave. or the south side of the lake. These are designated "personal needs" areas for dogs. Please be sure to "scoop" up after your dog so the grounds can be enjoyed by everyone.

### Pool Guidelines:

14. Rules for the use of the swimming pool are posted and must be obeyed including:  
No glass in the pool area.  
Please use radio headphones at the pool. Loud music is not acceptable. Because we have a small pool, please be considerate of others by limiting number of guests and inner tubes/raft type items in the pool.

### Carports:

15. Unit owners with carports are responsible for cleaning, painting, repairing, and insurance coverage on them so that all carports on the property are safe and attractive.

The Peppertree Lake Board would like to thank you for understanding why these guidelines are in place. We are a community that strives to live together in harmony. These guidelines help keep our community safe and attractive for all.