

PINE RIDGE RULES & RESTRICTIONS



1. No unit shall be used for any purpose other than as a private residence. No business, trade or profession shall be conducted in any unit.
2. No personal property shall be stored or kept in any common area.
3. No animal, livestock or poultry of any kind will be raised, bred or kept in any unit or common area. Dogs, cats or other household pets are permitted, not to exceed two (2) in aggregate per unit, provided that they are not kept, bred or maintained for any commercial purpose and they are housed within the unit. No outside dog pens or yards are permitted. Any pet causing or creating a nuisance or unreasonable disturbance must be permanently removed from the property upon thirty days written notice from the association. All pets must be leashed at all times and must not be left unattended when in any common area. Pets are not permitted to roam free. Pet owners are required to clean up any excrement or debris left or caused by the pet.
4. Trailers, tractors, trucks, boat, boat trailer, commercial vehicles, mobile homes, or recreation vehicles are not permitted to be parked, stored or housed in any common area, driveway, or street, except those vehicles parked temporarily within the development for the purpose of servicing a unit or the common elements. Any vehicle parked in violation of this regulation may be towed at the owner's expense.
5. No unregistered vehicle of any type may be stored on the property.
6. No parking along the roadways or areas other than garages, driveways or designated parking areas is permitted. The garages are to be utilized for the purpose of parking a motor vehicle. A unit owner may not utilize on-site parking spaces without first utilizing his garage and driveway for parking purposes.
7. No portion of the common areas or other portion of the development shall be used for dumping trash, rubbish or debris.
8. No exterior loudspeakers or unshielded floodlights may be installed on the exterior of any unit or any deck.
9. No awnings, grills, balcony enclosures, fences, canopies, shutters, satellite dishes, radio or television antennae or aerials shall be erected or installed in or upon any building or common area without the prior written consent of the Board.
10. Signs of any kind shall not be permitted anywhere.
11. No clothes poles, collapsible or otherwise, shall be installed or maintained and no unit owner shall cause or permit any clothes, sheets, blankets, laundry or other articles to be hung or displayed on the outside of windows or placed on the outside window sills, walls or balconies or any building or in any parking areas including, but not limited to railings, whether attached to a unit or not.
12. Unit owners are required to give timely notice of their intent to list their unit for sale and upon securing a Contract of Sale, complete and submit a Resale Notification Form to the management company.

13. No unit owner or occupant shall build, plant, or maintain any matter or thing, in, over or under the common areas without the prior written consent of the Board. No unit owner or occupant shall burn, chop or cut anything on, over or above the common areas. No storm doors/windows may be installed without prior written consent of Board of Trustees.
14. Window fans or air conditioners are not permitted to be placed or installed in windows facing the roadway or located at the front of any town house unit.
15. Firewood, grills or any flammable material, may not be stored in any common area, or in any parking space or parking area, or on any decks, porches or balconies, if any.
16. Nothing shall be done or kept in any unit or common area that will increase and/or cancel the insurance or be in violation of any law or association rule.
17. No noxious or offensive activity shall be carried on, in or upon the common area or any unit, nor shall anything be done willfully or negligently to annoy or be a nuisance to other residents.
18. No immoral, improper, offensive or unlawful use shall be made of any unit. All laws, zoning ordinances and regulations of all governmental bodies shall be observed.
19. Draperies, blinds, curtains or other coverings made specifically to be used as a window covering, must be installed in each unit on all windows and must be maintained at all times.
20. No unit may be used for transient or hotel purposes. Leases must be for a one (1) year period or more. No unit owner may lease less than the entire unit. Leases must be in writing and a copy given to management. Unit owners are responsible for insuring that tenant complies with master deed, by-laws, restrictions and rules.
21. Garbage/recycling receptacles must be stored within garages until evening before pick up and returned to garages after pick up (Trash picked up Wednesdays & Saturdays. Recycling picked up every other Thursday). All trash & recycling must be placed in metal or plastic containers with lids. Plastic bags are not to be placed at the curb for pick up.

This is an abbreviated partial list of rules & regulations. Complete list of rules/restrictions can be found in the Public Offering/Master Deed/By-laws that you received at closing.