

Pecos Place III

RULES & REGULATIONS

Pecos Place III Homeowners Association, Inc.

These Rules and Regulations for The Pecos Place III Homeowner's Association (the HOA) have been adopted and implemented to protect the investment of the Owners and to enhance the values of the Property subject to regulation by the Association. References to applicable sections of the Declaration of Covenants, Conditions, and Restrictions are indicated where relevant.

1. Property Maintenance (Declaration Article VIII).

- Front lawns will be mowed by the HOA. Additional services will also include fertilization and aeration.
- Front lawn sprinklers will be turned on and winterized (sprinkler head blow out) by the HOA. All other maintenance and repairs of front lawn sprinklers are the responsibility of the Owners.
- Owners are responsible for sprinkler water turn-on and shut-off in the interior and exterior of their units each spring and fall, respectively.
- Maintenance, repair, and replacement of grass, trees, plants, shrubs, mulch, and rock areas in front and around the units within the Owner's property lines is the responsibility of the Owner. Any unsightly materials and/or unhealthy plantings must be removed.
- In any event that a substantial portion (>20%) of front yard grass or tree is dead, the Owner is responsible, at the Owner's expense, for replacing and replanting within a reasonable amount of time, as determined by the Board, and upon notification from the HOA management.
- All fenced backyards, to include fencing maintenance, repairs, and replacement, are the sole responsibility of the Owner.
- No vegetation except for trees shall appear over or under backyard fences.
- Any new or replacement fencing shall match existing fencing. Any existing fencing that does not match the majority of the fencing shall be changed to match the majority of fencing upon replacement.

2. Trash and Recycling

- HOA will be responsible for contracting for trash removal and recycling services.

3. Snow Removal.

- HOA will be responsible for plowing West 52nd Court and Quivas Street, and shoveling sidewalk along West 52nd Place, Quivas Street, and Raritan Streets to meet city/county safety standards and/or requirements.
- Owners are responsible for shoveling their own driveways, and where applicable, sidewalks in front of their units.

4. Storage (Article IX).

- Items may not be stored on driveway, front lawns, or other areas in front of the unit so that they are visible from the road. These include, but are not limited to, hauling trailers, RVs, and abandoned vehicles.
- Placement of approved HOA waste and recycling containers are exempted from the rule defined above.
- Personal decorations/furniture are allowed on front porches, and shall not obstruct entry into the house.
- Personal decorations such as holiday decorations are allowed on front lawns during the fall/winter season after lawn maintenance by the HOA has been completed, and until spring/summer lawn maintenance resumes. Personal decorations shall not obstruct driveways.