

PINE CREST MANOR
HOMEOWNERS ASSOCIATION
RULES & REGULATIONS

The following Rules and Regulations are adopted by the Board of Directors of PINE CREST MANOR, a Planned Community ("Board of Directors") on August 1, 2021, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors. These Rules and Regulations shall govern the use of the Common Areas and Common Elements and facilities, as well as the personal conduct of the Members and their guests and tenants thereon. The intent of the Rules and Regulations is to clarify the existing governing documents and to address new issues that were not addressed in the governing documents at the inception of the Pine Crest Manor Community.

Landscaping/Lawn Maintenance:

1. Dead Lawn or Landscaping: All dead and barren lawn/landscaping areas must be immediately addressed, repaired, and maintained to be green, healthy and weed free.
2. Overgrown lawn and/or landscaping: All overgrown lawn/landscaping areas must be consistently trimmed and maintained to achieve a neat appearance.
3. Grass clippings are not to be blown into the street.
4. Lawn mowing should not begin before 8:00am. If a lawn service is used, Homeowners are to notify them of this start time.

Animals:

1. Pets must be leashed at all times and accompanied by a responsible person when occupying any Common Areas or property not owned by the pet owner.
2. Dog waste is not to accumulate on homeowner's property. It must be consistently removed from homeowner's property and any surrounding lawns and/or Common Area. Dog waste is to be disposed of immediately in an appropriate receptacle.
3. The requirements of Section 6.1.26 of the Declaration must still be adhered to.

Exterior Alteration Requests:

1. Any exterior work to be completed must not start before HOA Board approval has been received. The current Exterior Alteration Request form is available at www.rjcmgt.com > community info > managed communities > Pinecrest or by emailing Erica Bishop at erica@rjcmgt.com

2. All changes or deviations to the original scope of work for exterior alterations must be re-submitted to the HOA Board for approval before the work begins.
3. Exterior construction work should not begin before the hours of 8:00 a.m. during the week and 9:00 a.m. on weekends.

Home Exterior:

1. Fences are to be black or dark colored aluminum/metal rail fencing and 4 feet in height (or matching in height if connecting to a neighboring fence). Fences are to be on or within homeowner's property boundaries. It is suggested that you obtain a survey to be sure. Fences must not encroach on any Common Areas or Common Elements. Homeowners will be required to relocate any portion of the fence that encroaches into the Common Area or Common Elements.
2. Privacy screens must coordinate in color to the siding/brick or stonework on the homeowner's house. Privacy screens will be considered on a case-by-case basis due to aesthetics and variation in materials. Please consider using tall bushes whenever possible for a more natural landscape.
3. Holiday Decorations or Lighting may not be put up more than thirty-five (35) days before the Holiday. Holiday Decorations or Lighting must be removed within thirty (30) days after the Holiday has passed.
4. Concrete driveways must be maintained and/or repaired, as necessary. If you are altering the original size of your driveway, you must submit an Exterior Alteration Request for approval.
5. Sidewalk maintenance is the responsibility of individual homeowners and must be maintained and repaired as necessary (including, but not limited to cracking, lifting and/or leveling). Homeowners are responsible to prevent tripping hazards.
6. Snow and ice removal from sidewalks is the responsibility of individual homeowners. Snow must be shoveled and/or ice melt must be applied as soon as possible after the snow event to avoid accidents. If there is a school bus stop adjacent to your property, then snow and ice should be addressed prior to the time the bus stop is expected to be used.

General:

1. Moving/Storage pods are to be placed on the homeowner's driveway and cannot be placed on the street. Except in special circumstances, Moving/Storage pods should only be utilized for move-in or move-out purposes and for a limited

amount of time and any use for more than one (1) week must first obtain Board approval.

2. Dumpsters are to be placed on the homeowner's driveway and cannot be placed on the street. Dumpsters should only be utilized for a limited amount of time and any use for more than one (1) week must first obtain Board approval.
3. Port-a-johns are to be placed on the homeowner's property as far back out of street view as possible and cannot be placed on the street. If possible, the port-a-john should be placed behind the home and not visible from the street.

Nuisances:

1. All debris and unused miscellaneous items must be removed from underneath the homeowner's deck and consistently removed or stored within the home or garage.
2. Visible lawn maintenance equipment (lawn tractor or mower, snowblower, trimmer, etc.) must be stored inside the home, garage or shed when not in use.

Trash Containers: [Trash pickup is Friday]

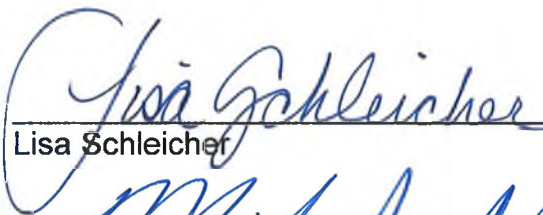
1. All trash must be contained within the provided Vogel Disposal trash containers or the approved container from the company that provides trash service at that time. If a trash container spills over or the trash blows away, litter must be cleaned up immediately on homeowner's property, roadway, adjacent common ground, and neighboring properties.
2. Trash containers should be placed on the grassy strip facing the street no sooner than the evening before trash pickup.
3. Trash containers must be removed from the curb no later than the evening of trash pick-up day. See Pine Twp Ordinance Section 126-5 Item I. If you will be out of town on trash day, arrangements should be made to have trash containers pulled back to your garage.

Miscellaneous Use:

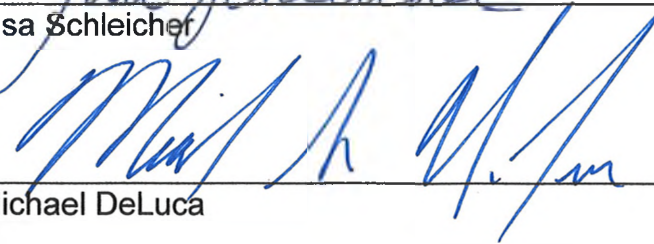
1. Fireworks: While not prohibited, all efforts must be made to avoid damage to Common Areas, Common Elements, and neighboring Homeowner property. A water source must be readily available to prevent the risk of fire. The HOA will not be held liable for any damage that occurs in connection with homeowner's fireworks.

2. Target practice / Hunting: No weapon of any type is permitted to be carried through any Common Areas or Common Elements. Target practice and/or hunting is not permitted on any Common Areas or Common Elements.
3. Boat Storage: Parking/Storage of boats and trailers is prohibited on the street, in common parking, and in lawn space. Boats may only be stored in driveways for a limited time.
4. Dumping: Dumping of any kind is prohibited on any Common Areas, including trash/debris and/or yard waste.

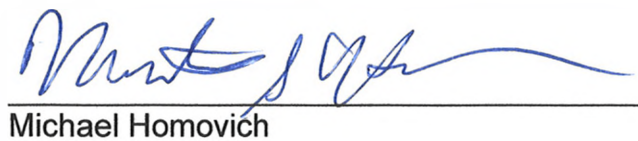
IN WITNESS WHEREOF, we, being all the Directors of PINE CREST MANOR, a Planned Community, have hereby adopted these Rules and Regulations and have hereunto set our hands this 1st day of August 2021.



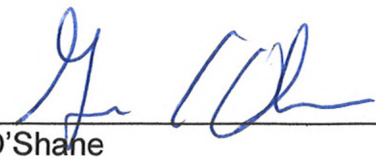
Lisa Schleicher



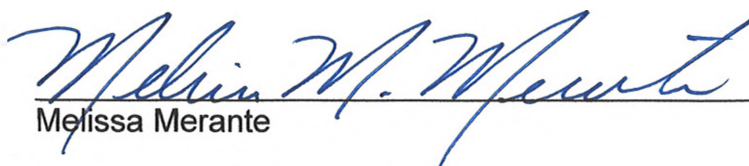
Michael DeLuca



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