

Pheasant Run Crossing Architectural/Environmental Guidelines

These guidelines are effective August 15, 1996.

In order to be completely informed of all rules and regulations on architectural/environmental issues that legally bind homeowners, the Architectural/Environmental Control Committee(AECC), suggests that these guidelines be thoroughly reviewed in addition to the Bylaws and the Declaration of Covenants, Conditions and Restrictions. The AECC is responsible for preserving the architectural and environmental integrity of the Pheasant Run Townhome community.

Definitions of frequently used terms:

1. **Project** will mean any of the following concepts (but not limited to): improvements, alterations, construction, revisions, modifications, variations or additions, made to a lot or to anything within or on that lot.

2. **Homeowner** will mean the record owner of the property, (actual owner). AECC approval of any project granted to a renter does not waive the necessity of obtaining permission from the property owner.

3. **Nuisance** will mean anything that is offensive, detrimental, unsanitary or unsightly to any other property or person in the vicinity thereof.

4. **Visible** will mean the ability to be seen.

A. General Community Guidelines

1. **Nuisances**- No trash or debris shall be permitted to accumulate on or adjacent to any lot or common area. No nuisance shall be permitted to exist or operate on any property so as to be offensive or detrimental to any other property in the vicinity of it or its occupants. No exterior speakers, horns, whistles, bells or other sound devices, except security devices, shall be placed or used on any property.

2. **Animals**- No animals or birds, other than a reasonable number of generally recognized house pets, shall be maintained on any lot or common area, and then only if they are kept as domestic pets. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. All pets shall be restrained or controlled as required by the Town of Blacksburg. No pet shall be allowed to roam freely on common property or private property, or be secured to the front of either a house, a porch, a tree or plants, or relieve bodily functions on the common or private property causing a nuisance or health hazard, or destroying the grass, plants and trees, or interfering with normal yard maintenance and the health and welfare of other owners and occupants on either private or commonly owned property. Upon the written request of any owner, the Board of Directors shall conclusively determine in its sole and absolute discretion, whether or not a particular animal or bird is generally recognized as a house pet, or a nuisance, or whether the number of animals or birds on any such property is reasonable.

3. **Signs**-No signs shall be erected or maintained on any lot including "For Sale" and "For rent" signs.

4. **House numbers**- House number replacement must be the same as the originals.

5. **Color changes**- Any color changes to the exterior portion of a townhome or existing project must be approved by the AECC. Colors for new projects must also be approved. All exterior painted surfaces are white and must remain white.

6. **Replacement siding**- All replacement siding must be of the same color and equal or better quality than the existing siding.

7. Front Side and Rear Yard Areas

a) Lawns will be maintained by the HOA

b) Flowers and shrubs maintained below a height of 36 inches that are the original plants, and items that are within the original planting areas will be allowed if they do not alter the drainage. All other plantings must be approved by the AECC.

c) Removal of trees and shrubs requires the approval of the AECC, and will require a replacement of the same type or types, approved by the AECC.

d) All landscaping projects for front, side, or rear yards must be approved by the AECC prior to installation or change.

e) Sheds or other outside storage buildings, with the exception of the original storage sheds, are not permitted.

f) Patio/deck extension/alterations must be approved by the AECC and must meet the Town of Blacksburg Building Codes.

8. **Trees or Shrubs** -Other than the original plantings may not be planted without AECC approval.

9. **Clotheslines**- No outside clotheslines or other facility, including deck, porch, or front stoop rails, for drying or airing clothes shall be erected, placed, maintained, or used on any lot or common area.

10. **Materials**- No material may be stored outside the house on the front stoops, decks, patios, or under the decks or patios other than bicycles which should be stored on the back patios or decks or in bike racks located throughout the community. No material that may attract rodents or animals or termites may be left temporarily or permanently outside a house. This is not meant to include patio furniture or grills, however, when not in use these articles must be stored neatly behind the house, or in the storage facility, in a place that does not interfere with lawn maintenance.

11. **Trash**- individual trash containers must have a lid and be stored at the back of the house. Trash containers should be left on the curb for trash pick-up, but must be returned to the rear of the house within 24hrs of trash service.

