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:

- 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.
- 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 thereof.
 - -. /isible will mean the ability to be seen.

A. General Community Guidelines

- 1. <u>Nuisances</u>- 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 the one either private or commonly owned property. Upon

ten request of any owner, the Board of Directors shall
usively 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.
- 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. <u>Trees or Shrubs</u> -Other than the original plantings may not be planted without AECC approval.
- 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.

Pheasant Run Crossing Townhomes Rules and Regulations

the following rules and regulations have been extracted from the Architectural and Environmental Guidelines for the Pheasant Run Crossing Homeowner's Association. All residents and owners are expected to comply with these guidelines, as well as all laws that govern you as a resident of the Town of Blacksburg, Virginia. These Rules and Regulations should be attached to all new leases and lease renewals to ensure resident compliance.

- 1. No trash, debris or pet waste shall be permitted to accumulate in the yards in front or behind the townhomes. Littered yards may be cleaned up by the Association at any time at the expense of the resident. A minimum charge of \$25.00 for up to two hours of trash removal, \$15.00 for each additional hour of removal, any dump fees and a \$20.00 processing and handling fee will be imposed by the Association.
- 2. Noise violations should be reported directly to the Harrisonburg Police Department, Violations may be prosecuted by the Association, the Town of Blacksburg and your owner. No exterior speakers or sound devices shall be placed or used on any property at any time.
- 3. No animals or birds, other than a reasonable number of generally accepted house pets, shall be maintained in any townhome or on any lot, and then only domestic pets with the owner's permission. 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 Blacksburg Leash Laws. No pet shall be allowed to relieve bodily functions on the common area or private property. Tenants are subject to fees for cleanup.
- 4. No sign shall be erected or maintained on any lot including "For Sale," and "For Rent" signs.
- 5. All landscaping projects for front, rear or side yards must be approved by the AECC prior to installation or change. Trees and shrubs other than the original plantings may not be planted without prior approval from the AECC.
- 6. Sheds or other outbuildings are not permitted. This excludes storage sheds built with the original structure.
- No outside clotheslines are permitted. No materials or clothes shall be hung from the front porch rails.
- o materials may be stored outside the townhomes, such as household furniture, on the decks or patios or under ... decks or patios other than bicycles which should be stored on the back patios and decks or in the bike racks throughout the community. This is not meant to include deck/porch furniture or grills which are allowed on back decks and patios only! When not in use, these items should be neatly stored behind the house and in a place that does not interfere with lawn maintenance. No furniture or grills are allowed on the front stoops.
- Trash containers must have a lid, and they should be stored in the back of the house, shed or inside.
- 10. Motorcycles and automobiles will not be started, repaired or ridden on non-approved areas or on common areas, sidewalks or yards within Pheasant Run Crossing.
- 11. Only minor car repairs will be permitted on the premises of Pheasant Run Crossing and no car washing is allowed.
- 12. Parking lots will not be used to store vehicles. Parking lots should be used for parking on a rotating basis. Any vehicle being stored may be towed at the owner's expense and without notice. Please refer to the Pheasant Run Crossing Parking Policy for further details on parking in the community.
- 13. All exterior lights, must be kept white and maintained with covers in place.
- 14. Ornaments, or other seasonal decorations should be removed within 2 weeks of the holiday.
- 15. Exterior TV antennas are not allowed except as approved by the Association.
- 16. No temporary outside structures or tents are allowed.
- 17. Storm doors must be maintained with screens and latches in place. Damaged doors must be repaired immediately.
- 18. Campers, trucks, trailers, motor homes and other recreational vehicles shall not be parked or stored on the
- 19. Window coverings must be 1" white miniblinds kept in good repair to insure a consistent and well maintained appearance from the exterior of the project. Window screens will be kept in the windows and doors at all times and

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