

RULES AND REGULATIONS

COMMON AREA

All the Pebble Creek grounds are known as the “common area” and are owned by the Association. If we are all to share in the enjoyment of the common area, we must have rules to prevent improper and unsightly use of it.

1. Gardening with perennials, ground covers and annuals is encouraged. Please don't plant invasives. The owner who puts in new plants is responsible for their continued upkeep. This responsibility is transferred to subsequent owners or the plants should be removed. Because of underground gas lines, etc, any major project needs to be approved by the Board of Directors. Trees and shrubs should not be planted without approval by the Board of Directors.
2. Firewood may not be stacked so that it is in direct contact with the ground or the decks. Firewood should be stored raised several inches above the ground or deck to allow for air circulation. The firewood should be covered to protect from rain. Firewood should not be stored on front decks.
3. No building or structure of a permanent or temporary nature shall be placed on any of the common property at any time. This includes trailers, tents, barns, storage sheds, tree-houses or other similar structure.
4. Unit owners may not place “FOR SALE”, “FOR RENT” or other commercial signs in the common area or on individual units without the written permission of the Board of Directors.
5. Nothing should be placed, hung or displayed in any manner on the front of the units, the decks, or elsewhere that is unsightly or inappropriate.
6. No structural, painting or other changes affecting the exterior of a unit may be made without the express approval of the Board of Directors.

PARKING

The parking lots in Pebble Creek are a part of the common area owned by the Association. Space is available for parking TWO automobiles per unit in the parking lots near the units and are identified by marking at the curb. The following rules govern usage:

1. Residents must park at a 90-degree angle to the curb.
2. If a resident has more than two automobiles, the additional automobile(s) must be parked on American or Constitution Drives. Each resident having more than two automobiles has the responsibility not to infringe upon the rights and space available to other unit owners; and to ensure that there are adequate visitor spaces for all visitors.
3. If a resident has a social function or visitors at his/her unit or at the Club House, the guests must park in the designated Visitor parking spaces, on American or Constitution Drives, or in the resident's assigned parking spaces. There is not room within Pebble Creek parking lots for a large number of guests. Residents are responsible for ensuring that their guests do not park in a space assigned to another unit; this also applies when events are sponsored in the Club House.

4. Parking adjacent to the Constitution-side circle hinders homeowners from backing out, restricts delivery trucks, and hinders emergency vehicle access. Do not park around this circle.
5. No boats, trailers, larger trucks, mobile homes, commercial vehicles (vehicles with commercial signs on them) etc. may be parked within the condominium area.
6. The parking of bicycles, tricycles, motor scooters or motorcycles, and toys in the walkways and common areas is prohibited.
7. Motor vehicles may not be driven over the sidewalks and curbs into the yard areas, except to park a two-wheeled motor vehicle in the rear of a unit.
8. "Dead" cars shall not be stored on Association property.
9. Any unit owner may allow another unit owner to park an additional automobile in an unused designated parking space which has been assigned to that unit owner.
10. If there is a violation of these rules, bring it to the Board's attention and the Board will contact the owner to take appropriate action.

UNITS

Because condominium units are attached housing, each resident has a special responsibility to be respectful of the rights and privacy of fellow residents. Common sense and courtesy should dictate appropriate conduct; however, the following rules are necessary:

1. No immoral, improper, offensive or unlawful use shall be made of condominium property nor any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
2. No unit may be used for any commercial or professional purpose and no professional person may maintain a public office in any unit. However, this will not restrict the use of a unit by the resident for his/her own private office not connected with visits from patients, clients, or members of the public.
3. Music and noise levels should be kept to a minimum so as not to disturb your neighbors.
4. Projects that owners wish to undertake (building or major gardening projects at owner expense) shall be submitted to the Board for approval. Projects that would impact the view(s) of other owners will receive neighbor-review or community-wide review, as appropriate, to insure that no alterations are undertaken that would negatively impact another owner's view or their enjoyment of the common areas.
5. Solid waste is collected by the City each Thursday (except when holidays fall on that day). All solid waste should be placed in green trash bins provided by the City that are located in the corrals.
6. Recycle waste is collected by the City every other Thursday (except when holidays fall on that day). All material for recycling should be placed in the blue containers provided by the City. Items such as large cardboard boxes should be broken down and, if possible, placed in the bins. See attached for additional information about garbage and recycling.
7. Please note that large items are not picked up by regular garbage service. If you have large items needing pickup, please call 560-4185 to make arrangements.
8. Special problems should be taken up with the City's Department of General Services, Sanitation Division.

PETS

No animals or pets other than usual household pets are permitted, especially those which might be dangerous or unpleasant to other residents. Pets are welcome at Pebble Creek, but owners must follow applicable county ordinances (Durham County Ordinances, Chapter 4, Animals, linked here, and incorporated by reference into our Rules and Regulations:

https://library.municode.com/nc/durham_county/codes/code_of_ordinances?nodeId=COOR_CH4AN). The following will also apply:

1. No dogs or cats will be allowed out of the resident's unit unless accompanied by the resident and on an attended physical leash. Per Durham County ordinances, voice command is not recognized as adequate restraint.
2. Each resident must clean up the common area around his/her unit or another unit, which has been marred by his/her pet.
3. Any damages to buildings or common areas, or to the property of other owners, will be the full responsibility of the pet owner, who must pay the cost of restoring any damaged area or property.
4. The resident or unit owner will be expected to put his/her pet out to board at his/her own expense should it be necessary because of excessive noise, barking, or unsanitary or odorous conditions; or failure to correct conditions noted by the Board of Directors.
5. Pets shall not be fed outdoors, nor food left outdoors for them or for feral animals, to avoid unsanitary conditions and attracting nuisance wildlife.
6. Continued disregard for county ordinances pertaining to pets shall be referred to the Sheriff's office for appropriate legal action.

CLUB HOUSE

In order to make the most comfortable use of the Club House, the following rules shall be carefully observed:

1. The lockbox code will be provided to residents. Residents must ensure that all doors and gates are securely locked after using the facilities.
2. All residents are expected to treat the Club House facilities and furnishings as if they were part of their own homes. Damage beyond normal wear and tear is the financial responsibility of the unit owner whose presence or guests have caused any damage.
3. For exclusive use of the Club House for entertainment purposes, owners should reserve that time, noting their name, start/ending time of the function, and their phone number, on the calendar in the Club House kitchen.
4. If a resident has a social function or visitors at his/her unit or at the Club House, the guests must park in the designated Visitor parking spaces, on American or Constitution Drives, or in the resident's assigned parking spaces. There is not room within Pebble Creek parking lots for a large number of guests. Residents are responsible for ensuring that their guests do not park in a space assigned to another unit.

5. The sponsoring resident must be present at all times during sponsored functions held at the Club House. The sponsoring resident and unit owner shall be responsible for the behavior of all guests invited to the function.
6. All residents sponsoring parties must observe common sense rules concerning noise, especially after 11:00 P.M. and particularly around the pool.
7. At the conclusion of each function, put both thermostats back on the default settings when leaving the Club House.
8. The resident using the Club House shall return the facility, including the pool area, to order no later than 10:00 A.M. on the day following an evening event or within a reasonable time immediately following a daytime event. Furniture shall be returned to original positions, all property cleaned and returned to order and all trash placed in outdoor trash corrals. The refrigerator and stove, if used, shall be emptied and cleaned. Please remove food and beverages so that space is available for the next user.
9. The resident using the Club House shall turn off the saunas, adjust the heat or air-conditioning to their defaults, turn off the lights, and lock up after using the Club House. Leave bathroom doors open in winter (there is not separate heat in those areas) to prevent pipes from possible freezing during cold weather.
10. As a reminder, there is no smoking, underage drinking or any other unlawful activity in the Club House, pool area, or tennis courts.

POOL

The recreational facilities are intended for the unit owners and their guests. We encourage use by a limited number of guests but space for large numbers is not available. Common sense use of the guest privilege shall be the rule. If the pool is virtually empty, a resident may bring in several guests for swimming. If the pool is already crowded, the resident should not bring in a number of guests such that the facility would be overcrowded. Residents should observe the following:

1. Giving carte blanche permission for Durham area friends to use the pool at will is not permitted. A resident must be in attendance with guest at all times, unless they are family or houseguests.
2. There is no lifeguard on duty at the pool. You and your guests use the facility at your own risk. Residents must use care when swimming alone. Residents are responsible for the use of the pool and Club House by children and guests and are responsible for their conduct and safety.
3. Children under the age of fourteen (14) shall not use the pool without adult supervision unless a parent has written the Board of Directors stating the child has permission to do so.
4. No animals are permitted inside the fence of the pool area.
5. Paper or plastic glasses are permitted on the concrete surrounding the pool, but no glass or breakable items are permitted at any time.
6. Music is permitted at the pool but should be played at low volume.
7. The pool is open dawn to dusk per Durham County regulations.
8. Please adhere to the rules on signs posted in the pool area.
9. If you remove the rope while swimming, please re-secure it.
10. Remove pool toys and floats from the pool and store them in the bin near the

restroom doors when play is finished.

11. If you are the last person leaving the pool area, please make sure lights are off and doors and gates are locked upon departure.

TENNIS COURTS

It has not proven necessary to require tennis court reservations, but, as in other areas, residents' needs must take priority over those of guests.

1. Regulation tennis shoes are required on the courts.
2. When guests are occupying a tennis court and residents are waiting to play, the guests shall give up use of the court to residents.
3. No skateboards or bikes are permitted on the courts.
4. Players must close and lock the gates on completion of play.

RECOMMENDATIONS

There are some matters of common concern about which Pebble Creek has no rigid rules but about which the Board of Directors would like to offer information:

1. **SECURITY.** There is no master key to the units. Each resident is responsible for his/her own home. In case of a lockout, a locksmith is the only answer, unless you make arrangements with a neighbor to keep a key for you. This procedure is considered desirable. Neighborly awareness can come into play in case of suspected break-ins, fire, broken water pipes, etc. Should you be out of town during any such calamity, it will help the Association if one of the neighbors has access to the unit. In any case, it is obviously wise to notify your immediate neighbors if you expect to be away for an extended period, and ask them to pick up your newspapers, etc.

The Police very strongly recommend: that each front door have an auxiliary deadbolt lock as well as the knob lock; that each front door have a wide-angle peephole; that sliding glass doors be secured with supplemental locks; that each unit be equipped with smoke detectors and intruder detectors; that you leave parked cars locked; that you inventory and indelibly mark your valuables. More information as well as printed material about these measures may be obtained from the Crime Prevention Division of the Durham Public Safety Department.

2. **POST OFFICE BOXES.** The U. S. Post Office has provided each unit owner with keys to their appointed post office box. In the event you misplace or lose your key, the U. S. Post Office must issue you another key(s). If your box lock becomes damaged or the lock is not working properly, you should contact the U. S. Post Office. Outgoing mail should be placed at the back of your box for pickup by postman.

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