



Pheasant Run Rules and Regulations

(as compiled and revised in 1997)

- Your house and yard:
 - Any changes to physical appearance, such as color, additions or deletions, fences, etc., need approval from H.O.A. prior to obtaining building permit from the county.
 - Trash containers must be put away (out of sight) the day the S.W.A. picks up. Pick up is Wednesday and Saturday.
 - Grills must be in your back yard, or put away after use.
 - Yards must be kept in acceptable condition as defined in your home owner documents.
 - House and driveway must be pressure cleaned periodically to remove stains.
 - Recreation vehicles, trailers, tents, shacks, or barns are prohibited within the properties.
 - No animals, livestock or poultry shall be raised, bred or kept on any lot, except for dogs and/or domestic cats. Dogs must be leashed at all times unless in a fenced in yard.
 - No trailers, trucks, vans or commercial vehicles may be parked on any lot, and no boats or wave runners may be parked in front or on the side of any lot.
 - Clothes lines are prohibited.

- Common areas:
 - POOL (Fees must be paid and current to use pool)
 - Hours of use are 8am to dusk
 - Children must be 15 years old to use the pool without an adult, children under 15 MUST be accompanied by an adult.
 - No alcohol, glass, or food is allowed in the pool area.
 - No diving or running in the pool area.
 - Swims suits must be worn (no cutoffs, no nude bathing--infants must wear diapers and rubber pants).

- Lights are to remain on from dusk to dawn, pool area is restricted during this time.
 - Life preserver is for safety use only, not for play.
 - Gate must be closed and locked at all times, entrance is allowed only with a key.
 - Restrooms are to remain locked at all times.
 - Shut off restroom lights after use, clean up after each use.
 - Non-Pheasant Run users of the pool must be accompanied by a Pheasant Run resident in good standing.
 - Loitering is prohibited.
- Other Common Areas:
 - Pick up after your dogs, especially on other owners' property as well as common areas.
 - No curb, drainage structure, water line, sewer line, or portion of any street shall be removed or altered for any purpose without the consent of the local authority having jurisdiction thereof.
 - Although the H.O.A. is responsible for the maintenance of all common areas, each owner is responsible for the proper care and pickup of these areas when they are used.
 - Vehicle parking should be in the driveways for each owners' home, overflow parking is permitted on the common streets with the following restrictions:

(No parking on lawns. Parking should be done in a manner, which will not interfere with the ability for emergency vehicles clear passage on these streets.)
 - Only emergency auto repairs can be done on the premises.
 - Children under 10 are not allowed by the lake, unless accompanied by an adult.
 - No swimming, wading or boating on the lake.
 - Activity around the edge of the lake is prohibited after dusk.

- a. 30 days past due will result in late fee application and letter from the management firm informing of past due amount.
- b. 60 days past due will result in additional late fees and a demand for payment letter issued from the Association's attorney.
- c. 95 days past due will result in application for and placement of a lien on the unit, by the Association's attorney, filed with the Clerk, Palm Beach County Court.
- d. Continued failure to collect on past due fees may result in the Association's attorney initiating foreclosure proceedings on the unit.

The Board of Directors of Pheasant Run Homeowners' Association hereby directs the management firm or accounting firm representing the Association to begin following these rules this date of adoption.

CHANGES TO RULES AND REGULATIONS FEE STRUCTURE

Adopted at August, 1999 Board of Director Meeting

Fee Structure for payment of assessments

Replaces timetable established June 22, 1999.

30 days past due, \$25 late fee and notice of past due

45 days past due, demand for payment letter from Attorney/management Company

60 days past due, \$25 late fee and lien placed by attorney

75 days past due, attorney to start foreclosure proceedings

Adopted at October, 1999 Board of Director Meeting

Fines increased to \$100 for second and subsequent violations

Rental application fee increased to \$50

New owner application fee for orientation and rules at \$50

(Compiled from governing documents for distribution to owners 12/1/99 - originals on file)