

PEPPERTREE HOMEOWNER'S ASSOCIATION
GUIDELINES FOR OWNERS

The following rules are guided by Peppertree's By-Laws and Covenants:

A. General Responsibilities

1. Assure that your family members, guests (and tenants) abide by Peppertree's guidelines.
2. Devote each home exclusively to residential use. Commercial activity is prohibited.
3. Keep pets leashed. Clean up after pets. Pets must never be left unattended and leashes must not be attached to any structure or tree.
4. Permit Board access to your home, when needed to carry out Association responsibilities such as termite inspection.
5. Require your workmen to clean up and remove their materials, debris and litter.
6. Swimming, boating, or storing boats is not allowed on the lake.
7. Planting on common property is prohibited.
8. Temporary structures or outbuildings are not permitted.
9. Antennas or satellite dishes need Board approval before being erected. Under Town regulations they are restricted in placement and must have screening provided.
10. Trash/Garbage cans and Recycling bins should be put out no sooner than dusk before a pick up is scheduled. Household garbage cans need to have a cover in place. **Monday and Thursday mornings are garbage pickup. Recycling is picked up every Wednesday.** Homeowner pays for garbage and recycling pick up through Republic Services.

B. Association Swimming Pool

1. Observe that use of the Association pool is restricted to owner and tenant's families and guests.
2. Comply with safety and procedure rules posted at the pool.
3. Assure that children under 14 are accompanied by an adult.

C. Parking

1. Park owner's and guest's cars in driveways or designated parking areas.
2. Park vehicles of guests and service people in driveways if space permits. Otherwise, park on street or in parking lots at the exit or entrance.
3. Do not park on grass.
4. Parking lots at the entrance and exit are only for temporary parking.
5. Only vehicles which can be kept in the garage of a villa shall be permitted on the properties. Residents' trucks must be kept in their garage.
6. Covered vehicles cannot be stored in driveways.

D. Appearance and Noise

1. The exterior appearance of your home or property cannot be changed without the approval of the Architectural Review Board. Proper forms for submittal can be obtained from Elliott Merrill Community Management.
2. A security alarm that sounds on the exterior of your home is not allowed.
3. Signs on your property are not allowed.

4. Clotheslines are not allowed.
5. Hurricane shutters can be closed or in place only from June 1 through November 30.
6. Motorcycles (both two and three wheels) are not allowed.
7. The use or operation of any power tools or portable mechanical equipment, including a power saw, sander, drill, grinder, lawn or garden equipment or tool used outdoors is prohibited on Saturdays, Sundays and holidays.

E. Association Maintenance of Property

The Association contracts for the following services:

1. Grass cutting.
2. Application of fertilizer, insecticides and weed control chemicals to grass.
3. Trimming, fertilizing and spraying of shrubs.
4. Supplies re-use water for irrigation.
5. Adjusts sprinkler heads and sprinkler clocks.
6. Maintenance for sprinkler system time clocks, valves, pipes, sprinkler heads and other parts and materials pertaining to the irrigation system.
7. Paints the outside-only of courtyard walls.
8. Replaces post light bulbs and sensors for homeowners as necessary.
9. Provides for annual inspection for termites and a basic policy of insurance against subterranean termite damage.
10. Trimming of the oak trees in front yards and on common property will be done over a 3 year cycle. Approximately one third each year on a continuous schedule.
11. Annually trims for appearance and storm safety all palm trees.
12. The association employs through the management company a maintenance person whose hours are posted on the bulletin board at the pool. He takes care of the pool, the front entrance, and minor irrigation repairs.

F. Owner's Responsibility for Maintenance and Repair

Repair and maintenance of:

1. Exterior and interior of home.
2. Patios, driveways and walkways.
3. Electric and fresh water supply.
4. Painting of home, painting inside of courtyard wall, maintain and repair of light post, mailbox and its post.
5. Private pool or spa.

Replacement of:

1. Flowers, sod, shrubs and trees. Overseeding (e.g., rye seed, etc.) to establish turf as a substitute for sod is not allowed. Seville (a cultivar of St. Augustine) is the type of sod which should be planted.
2. Light posts, its light fixture, mailbox and mailbox post with identical replacement and material.

G. Occupancy

1. Do not permit more than two people per officially designated bedroom to occupy your house, except for short-term visits by family or friends.

H. Leasing

1. An owner is allowed only one (1) lease in any 12 consecutive months, and that lease must be for a minimum of three (3) months.
2. Provide a copy of the lease to the Board of Directors and the attached "Rental Information" form a minimum of 7 days prior to the start of the lease.
3. The owner will provide a copy of these guidelines to the lessee and to the rental agent.

I. Insurance

1. Provide fire and casualty insurance, flood insurance and wind (hurricane) insurance on your home for full repair and/or replacement cost.
2. On each of these policies name the Association as an "additional insured" and send a copy of the policies declaration page to the Peppertree Owners' Association at 100 Peppertree Drive, 32963.
3. Or in the event the insurance policy does not name the Association as an "additional insured", the homeowner shall sign an irrevocable assignment of interest to the Association. The irrevocable assignment of interest form is available from the Association or Association's management company.

J. Sale

1. Notify the Board of Directors in writing when you put your home up for sale.
2. Provide the Board of Directors with a listing agreement including telephone numbers of listing agent.
3. Provide a copy of these Guidelines to the realtor named on the listing agreement, to any successor realtor(s), and to the new owner upon transfer of title.
4. Notify the Board of Directors when you are under agreement to sell your property. Such notification should include the planned date for transfer of ownership and be provided in writing within seven days of entering a sales agreement, but in no event later than seven days prior to transfer.

K. Association Meetings

1. The Board of Directors meets once a month, except during the summer. Homeowners are welcome to attend. A notice of the meeting will be posted at the entrance and/or pool bulletin board.
2. The Annual Meeting is held in March, at which time officers are elected. Before an annual budget is adopted, a meeting is held to review it with owners. Notification is mailed to homeowners prior to each of these meetings.

**Revised and adopted by the Board of Directors
May 28, 2015**

BOARD OF DIRECTORS
PEPPERTREE OWNERS ASSOCIATION
C/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
Ph: (772) 569-9853; Fax: (772) 569-4300
www.elliottmerrill.com

RENTAL INFORMATION

Name of Owner _____ Villa # _____

Owner's non-Peppertree Address _____

Name of Lessee _____ Telephone # _____

Email Address _____

Name of Occupants other than Lessee _____

Rental to begin on date _____ and end on date _____. (Lease must be a minimum of 3 months; owner is allowed only 1 lease in any 12 consecutive months.)

If renter has pet(s), list number and approximate weight(s) _____

Lessee's vehicles that will be parked at Peppertree address (include make and model). All vehicles must be able to fit in garage. Motorcycles (both two and three wheels) are not allowed. Covered vehicles cannot be stored in driveways.

1. _____

2. _____

I (we) acknowledge receipt of this Rental Information form and have been supplied a copy of Peppertree Homeowner's Association Guidelines for Owners.

(Name of lessee)

(Name of co-lessee)

Form must be signed and returned to Elliott-Merrill Community Management at above address.

May 28, 2015