



Updated: July 2022

General Rules and Guidelines

This document is specific to the PebbleCreek Villas Association, Inc. (**Villas 43B**) and is supplemental to the current editions of the PebbleCreek Golf Resort Homeowners Association #1, Inc. (**Master Association**) Community Rules and Architecture/Landscape Guidelines and PebbleCreek Villas Declaration of Covenants, Conditions, and Restrictions (**CC&Rs**) which are all incorporated herein by reference. It is intended to provide additional rules, guidelines, and clarification to **Villas 43B** homeowners and a listing of items that homeowners will be able to do and items that homeowners specifically will not be able to do. These General Rules and Guidelines (GR&Gs) replace all previous versions of the GR&Gs, Supplemental Rules and Guidelines, Landscape Rules and Guidelines, and Homeowner Responsibilities.

Supplemental Rules and Guidelines

A. **NOT ALLOWED** – The following are specifically not allowed in Villas 43B

1. **Additional Plants or Trees** in any areas around villas including front, side, or back, which are all considered common areas. Note: Villas 43B landscaping is under the care of a contracted landscape firm with costs covered by Villas 43B dues assessment.
2. **Yard Art** including items in front, side, or back landscaped common areas or on concrete walkways, i.e. metal sculptures of any kind, additional rock specimens, (beyond those provided by Villas 43B) decorative items, garden flags, artificial turf, wind chimes, or similar items.
3. **Pots/Planters** in landscaped common areas in front, sides or back of villas. (See B.13, for allowed pot)
4. **Artificial Flowers or Plants** in front entry alcove or any area in front of villa.
5. **Additional Water Drip Systems** from faucet to pots, plants, or trees, and taps into existing drip lines.
6. **Fireplaces** of all types
7. **Fire Pits** including all wood or natural gas burning Fire Pits and Fire Tables. (See B.18, for allowable propane gas burning devices)
8. **Hanging Hammocks**
9. **Bird Feeders** (See C.5 for allowable hummingbird feeders)
10. **Outdoor Furniture** other than located on patio. Furniture not allowed on landscaping granite, driveway, walkway, or any common area. (See C.2)
11. **Hanging Pots** supported on villa structure or in any common area around the villa.
12. **Hot Tubs**
13. **Low or High Density Lights** including security lights, motion detector lights, or landscaping lights, solar or otherwise
14. **Pavers** in front of villa on driveway or walkway between driveway and front entry/alcove. (See B.5 for allowable paver applications)
15. **Masonry Walls** around original or extended patio (i.e. courtyard walls).

B. ALLOWED - The following are allowed subject to submission and approval of a Villas 43B Architectural Project Permit Form and paid fee. Available on our [website](#): Written approval required BEFORE installation. (All items at Homeowner's expense)

1. **Bird Deterrents**, such as pigeon-proofing on roof
2. **Coating on Concrete or Pavers** at back patio of villa and entry way in alcove (must be a harmonious color)
3. **Flag Bracket/Flag** attached to villa structure.
4. **Free Standing Art** on back patio.
5. **Pavers** installed on back patio or as a walkway to access side wall water faucets. Walkway not to exceed 18" in width. Color and type of pavers must be approved by Villas 43B Architectural Landscape Committee (ALC). (See B.14)
6. **Roll Down Shades/Sunscreens** for back patio including manually operated and motorized (See Sec. E)
7. **Security Door** at front door entry.
8. **Solar Tube(s)** Homeowner must list the name and address of the contractor on permit form along with contractor's number and license number. (See Sec. E)
9. **TV** mounted on wall of back patio. (See Sec. E)
10. **Front Door** can be replaced at homeowner's expense only by Villas 43B ALC approved door designs. List of approved models are shown on the website.
11. **Sunscreens on Exterior of Windows** must be a color closely matching villa exterior (not black).
12. **Wall Art** mounted on back patio walls or near front entryway. Note: All artwork must be removable for access to walls for painting or exterior maintenance. (See Sec. E)
13. **Pot in Front of Villa** – One flowerpot not to exceed 30 inches above grade, containing a live plant or plants (no artificial plants) can be placed in granite area adjacent to driveway or on the concrete walkway leading to villa alcove. Colors of such pots shall be compatible with the community standard. No other pot locations or decorative items are allowed in front of villa. (See C.3)
14. **Patio Extensions** – Villa originally constructed patios may be extended with concrete or pavers up to 7 feet from original patio design as shown on our website: [Villas 43B Patio Ext Floor Plans](#). Patio extensions are not to exceed the dimensions provided on these floor plans. Color and type of pavers must be approved by Villas 43B ALC. No other extension or materials may be used. If plants or irrigation parts need to be moved, the work must be done by the current Landscape Contractor at the homeowner's expense (Landscape Contractor to invoice homeowner). Homeowner must obtain approved Villas 43B Architectural Project Permit. Prior to start of project, homeowner, landscape contractor, and Villas ALC representative, must meet at site to review details of the proposed construction.
15. **Portable Pet Fences** including manufactured free-standing pet fences. Height of fence not to exceed 3 feet and must not be attached to villa structure. (See Sec. E)
16. **Garden Hose Holders**, pot or reel type, are allowed to be placed on patio only. Hose holders or loose hoses must not be stored on the landscaping granite in any common area or hung on water pipes. Stationary hangers or hose reels are not allowed to be mounted on any exterior wall
17. **Natural Gas Line** – Must be located near BBQ grill area for BBQ grill use only. Must be installed by authorized licensed contractor. Homeowner or contractor is responsible for obtaining necessary permits
18. **Propane Gas Burning** Fire Pits / Fire Tables and free-standing Propane Gas Heaters are allowed only on patios. All propane gas devices are to be installed and used by homeowner according to manufacturer's specifications and instructions
19. **Satellite TV or Internet Signal Receiver** – Must be mounted on the structural support bracket and with the prewiring provided on the roof of the villa structure. Mounting receiver device at any other location is not allowed. All devices must be removed by homeowner within 30 days of termination of service, or if villa is sold, all devices must be removed prior to sale closing date.
20. **Outdoor Paddle or Mist Fan(s)** mounted on patio ceiling. Device must be mounted to a recessed junction box with no electrical wiring or other connections exposed on patio ceiling or walls.

C. ALLOWED – The following are allowed with No Permit or Fee Required:

1. **Portable/Free Standing BBQ Grill** positioned on the concrete pad extension or on an extended patio (concrete or pavers). This includes propane and natural gas grills, charcoal grills and smoker grills.
2. **Outdoor Furniture** on back patio and near front door (alcove).
3. **Pots** on back patio or in alcove at front door (Also see B.13)
4. **Key Lock Boxes** mounted near the front door
5. **Hummingbird feeders** can be located on back patio or on shepherd's hook located within 6" of patio. Cannot be mounted on villa wall.

D. Definition of Maintenance

The Declaration of Covenants, Conditions, and Restrictions for PebbleCreek Villas (CC&Rs) and these General Rules and Guidelines (GR&Gs) are governing documents for PebbleCreek Villas Association. Section 3 of the CC&Rs lists obligations for the Villas Association to maintain various assets including:

- Maintain the landscaping
- Maintain the driveways and walkways
- Maintain the roofs, exterior glass, and exterior surfaces

The words "maintain" and "maintenance" are used in several areas of the CC&Rs and GR&Gs. In each application of these terms the Villas Association defines and construes "maintain" and "maintenance" to mean preserving the asset and keeping it in good repair. It is important to understand the distinction between maintenance and cleaning.

As used in the CC&Rs and GR&Gs, "maintenance" and "maintain" do not mean cleaning the exterior surface or keeping an area in a clean condition. The process of cleaning assets such as windows, roofs, gutters, downspouts, and driveways is the responsibility of individual homeowners. In the following "**Chart of Responsibilities**," pay particular attention to the "**Clean**" column which indicates items that **homeowners have responsibility for cleaning and clearing of accumulated debris**. It is recommended that all homeowners review the CC&Rs. Note that Section 3(d), Nonstructural Exterior Maintenance, differentiates nonstructural from structural maintenance, and points out that the **Villas Association shall not have an obligation to make any structural repairs to any residential unit other than to the roof**. Therefore, beyond the Home Builders Warranty Period, homeowners are responsible for all structural repairs on their property with the exception of roofs.

E. Preparation for Painting and Stucco Crack Repairs

Section 3(d) of the CC&Rs also states the Villas Association is solely responsible for painting the exterior surfaces of the villas. When the Association schedules the villas to be painted, it is the homeowner's responsibility to remove, or cover and protect, anything that might impede the contractor's work. This includes any and all items that may have been allowed or permitted under the GR&Gs.

If any additional work is incurred by the contractor to protect or move homeowner property resulting in additional cost, the cost will be invoiced to the homeowner by Villas 43B. Homeowners certainly have the right to remove and protect their items before contractor work is begun and replace them after completion. The Villas Association will inform homeowners in a timely manner about the schedule for any upcoming painting and any additional charges by the painting contractor to move or protect items prior to beginning work.

F. Waste Receptacles

All waste and recycle receptacles must be stored in garage.

G. Damage to Property

Any damage caused to the villa structure or landscaping by homeowner installed items must be repaired by the homeowner at their expense. Damages will be determined and reviewed by the Villas 43B Board of Directors or its designated representative.

H. Fines

Any homeowner who tampers with or causes damage to any community property or landscaping will be fined \$250 (two hundred fifty dollars) and will be required to repair or replace the damage at their expense

Landscape Rules and Guidelines

The PebbleCreek Villas ALC

- Establishes Landscape Standards for the community and evaluates proposed landscaping improvements and changes in Villas 43B
- Inspects the community frequently and works with the Villas 43B professional management company to monitor and help resolve possible violations of the CC&Rs and all GR&Gs
- Manages the Villas 43B contracted landscape company
- Assists all homeowners who **submit a [landscape request, on our website](https://www.pebblecreekvillas43b.org/forms/landscape)**
<https://www.pebblecreekvillas43b.org/forms/landscape>
- Establishes and updates the list of: **[Approved Plants and Trees](https://www.pebblecreekvillas43b.org/view/landscape-center.aspx)**
<https://www.pebblecreekvillas43b.org/view/landscape-center.aspx> Homeowner General Information
- **Dead plants and trees** will be replaced by our landscape company at Villas 43B expense
- **Irrigation** lines and controls will be repaired as necessary by our landscape company at Villas 43B expense • Live plants may be replaced by our landscaper only if:
 - Homeowner submits a request and drip lines are currently in place (New drip lines cannot be added, only moved at homeowner's expense)
 - ALC submits an RFQ (Request for Quote) to the landscaper
 - Homeowner approves and pays the RFQ
 - ALC records the date installed, location, and tree or plant species for warranty
- Request proposals for additional work to be performed must be submitted on a "Plant/Tree Selection Request", on our **[website](#)**:

Plant Protection Fencing Guidelines

- **Plants that require protection** from rabbits and other pests will require temporary protection based on the plant and its growth.
 - HOA selected plants requiring protection will be at the cost of the HOA
 - Plants chosen by the homeowner and requiring protections will be at the cost of the homeowner to be quoted by the landscape company and paid for in advance of installation
 - Plant/Tree Selection Request Form must be submitted for approval and quoting
- **Purchase and installation** will be done by our contracted landscape company
- **Approved materials:** Carpenter's Cloth – 14-gauge, black vinyl, coated welded, wire mesh, 1" x 1" o 24" maximum height with minimum of 2 black stakes secured with black tie wraps.
- **Homeowners:**
 - **Must not** interrupt the landscapers in any way
 - **Must not** prune or trim any plant or tree
 - **Must submit** all requests via a landscape request on our **[website](#)**

Homeowner's Responsibilities

PebbleCreek Villas Association, Inc., Unit 43B Responsibilities Chart as of July 2022					
#	Item or Component	Maintain / Repair/ Replace	Clean	Paint	Remarks
1	Common Area Property	Association			Managed by the ALC
2	Landscape/Grass/Plants	Association			Managed by the ALC
3	Irrigation System and Controls	Association			Managed by the ALC
4	Common Area Landscape Lighting	Association			Managed by the ALC
5	Underground Drainage Pipes & PopUps	Association	Owner		Owner responsible to keep clean of obstruction
6	Driveways & Walkways	Association	Owner		Association is not responsible for decorative treatments
7	Villa Exterior Wall Surfaces	Association	Owner	Association	Reserve funding for painting every 10 years as deemed necessary, includes repairing cracks in stucco at the time of painting
8	Villa Foundation	Owner			10 year warranty via the builder, Robson.
9	Villa Exterior Glass	Association	Owner		Association responsible after Milgard warranty expires
11	Window Screens	Owner	Owner		
12	Decorative Shutters	Owner	Owner	Association	Association is not responsible for owner installed decorative treatments
14	Roof Tiles & Underlayment	Association	Owner		Reserve funding to replace underlayment. Useful life estimated at 25 years. Owners responsible to keep roof clear of debris and bird nestings.
15	Roof Vents & Original Roof Penetrations	Association			Includes sky lights, solar lights and roof vents
16	Roof Penetrations After Original Construction	Owner	Owner		
17	Bird Nests & Accumulated Roof Debris	Owner	Owner		Owner responsible for nesting and roosting prevention and or cleanup. Failure to do so may lead to roof leaks and owners will be responsible for repair costs.
18	Antennas & Satellite Dishes	Owner	Owner		
19	Gutters, Downspouts & Drainlines	Association	Owner	Association	Owner to clean out debris
20	Exterior Entry Door	Owner	Owner	Association	Owner is responsible for door hardware, weather-stripping, trim, glass windows, doorsill repairs, and storm doors. ALC Project Permit is required for door replacement
21	Garage Door	Owner	Owner	Association	Owner shall be responsible for mechanics/equipment, rails, rollers, and weather-stripping.
22	Garage Door Opener	Owner	Owner		

PebbleCreek Villas Association, Inc., Unit 43B Responsibilities Chart as of July 2022

#	Item or Component	Maintain / Repair/ Replace	Clean	Paint	Remarks
23	Keyless Entry Door Pad	Owner	Owner		
24	Door Bell	Owner	Owner		
26	Electrical Components Including Main Panel, Wiring, & Outlets	Owner	Owner		
27	Lighting Fixtures & Light Bulbs	Owner	Owner		
28	Air Conditioning and Heating Units	Owner	Owner		
29	Plumbing Including Faucets, Hose Bibs & Sewer Lines	Owner	Owner		Association is not responsible for external or internal sewer lines and water lines or the connection to the unit including damage caused by tree roots.
30	Patio & BBQ Pad & Extensions	Owner	Owner		
31	Improvements Installed by Owner	Owner	Owner		
33	Outdoor Rodent & Pest Extermination	Association			To the extent covered under extermination contract
34	Interior Pest Control/Pest Damage	Owner			
35	Termites and other insects	Owner	Owner		This includes internal termite, insects, and rodent damage
36	Cluster Mailboxes	PCGR HOA	PCGR HOA		
37	Interior Surface of 43B Perimeter Walls	Association	Association		
38	Exterior Surface & Metal Railings of Perimeter Walls	PCGR HOA	PCGR HOA	PCGR HOA	PC Master HOA responsible for maintenance and painting including metal railings
39	Street Pavement	PCGR HOA	PCGR HOA		
40	Street Curbs & Gutters	PCGR HOA	PCGR HOA		
41	Street Lights & Poles	PCGR HOA	PCGR HOA		
42	Wasp/Hornet Nests. Dirt Debris and or Bird Nests	Owner	Owner		Owner responsible for nesting and roosting prevention and or cleanup. Failure to do so may lead to roof leaks and owners will be responsible for repair costs.
Note: This chart is for guidance only and is not expressed to be all inclusive for all potential items or components.					
* If outdoor damage is attributable to owners negligence, then owner shall be responsible for reimbursing the Association					
* Owner is responsible for all aspects of interior maintenance					
* Any outdoor change must be approved via ALC Project Permit before any work is begun					
* HOA can address issues that an owner, after notification, fails to correct if, in the opinion of the Board, the issue negatively impacts the community					