



PATIO/DECK & ENTRYWAY RULES AND REGULATIONS

These Rules and Regulations (“Rules and Regulations”) have been prepared and adopted by the Board of Directors (“Board”) of the Pioneer Hills Owners Association, Inc. (“Association”). Pursuant to Article IV, Section 4.11 of the Community Declaration and Article VII, Section 7.1(h) of the Bylaws, the Board has the power to adopt, amend, repeal and enforce rules and regulations as may be deemed necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, the use and enjoyment of Common Elements and the use of any other property within the Community, including Privately Owned Sites.

WHEREAS IT IS the goal of the Association to maintain the highest standards of safety, appearance, use and enjoyment of each Owner's property and that of his/her neighbor's property.

I. GRILLS

The use of grills on Lots is governed by the Pioneer Hills Architectural Control Procedures and Design Guidelines which can be found on the website: pioneerhillsowners.com.

II. PATIOS AND DECKS

- 2.1 Only furniture and fixtures designed for outdoor deck or patio use may remain on the deck or patio when not in use. Unacceptable furniture includes, but is not limited to, indoor couches, chairs and tables. All items on patios and decks must be maintained in acceptable repair and appearance.
- 2.2 The storage of household items, including indoor appliances, on decks and patios is prohibited. Storage benches or boxes made of materials specifically designed for outdoor patio storage of cushions, etc., and not exceeding 32" in height are allowed.
- 2.3 The overnight storage of toys, bicycles, etc. on patios and decks is prohibited.
- 2.4 The storage of trash, trash cans or receptacles on patios and decks is prohibited.
- 2.5 Rugs, clothing or any other household items shall not be hung from any window, balcony, or deck.
- 2.6 Any equipment that is subject to flight in high winds must be properly anchored to the patio or deck or otherwise stored safely.

- 2.7 Over-sized umbrellas must be secured to the floor of the patio or deck and closed when not in use and unattended.
- 2.8 Deck or party lights, must comply with Article XI, Section 11.6(g) of the Community Declaration of Pioneer Hills which requires low voltage wattage which is not to be unreasonably intrusive to the neighbors around you and must be extinguished no later than 10:00 p.m.
- 2.9 Radios, music or T.V. volumes should be kept at a level as to not unreasonably disturb neighbors, and must be muted to very low volume by 10:00 p.m.
- 2.10 No unattended animal shall be allowed on any deck or patio and shall not be tied to a deck or patio or allowed free use of a deck or patio without proper supervision.
- 2.11 The use of a patio or deck as a pet potty or relief area is prohibited. No pet waste of any kind is allowed on any patio or deck. If an accident occurs, pet waste must be removed immediately. **TRANFERRING OR LEAVING PET WASTE ON COMMON PROPERTY WILL RESULT IN A FINE.**
- 2.12 No litter box, dog, pet house or pet food storage bins will be allowed on any patio or deck. Food or water for pets shall not be unattended on a patio or deck. Wildlife seed or food on patio and decks is prohibited.

III. ENTRYWAYS

Pursuant to Article XI, Section 11.6(h), no artificial vegetation, exterior sculpture or similar items shall be permitted outside of any structure on a Lot, except as may be approved in advance by the Architectural Control Committee.

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the PIONEER HILLS OWNERS ASSOCIATION, INC., and,

That the foregoing Rules and Regulations constitute the Rules and Regulations of the Association as duly adopted by the Board of Directors of said Association as of the date set forth below.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 28th day of November, 2017.


Secretary