

Central Park on Preston Crossings RULES AND REGULATIONS

The Central Park on Preston (CP on PC) By-Laws & the “Declaration of Covenants, Conditions and Restrictions” (CCR’s) provide that the Board of Directors (BOD) prepare, print, and distribute “Rules and Regulations” and “Architectural Control Committee (ACC) Design Guidelines” for the operation of the community. All documents will be maintained on the HOA website with other HOA documents, and be accessible for homeowners and prospective buyers. Neither shall conflict with any of the provisions of the By-Laws or CCR’s.

Also see the Architectural Control Committees (ACC’s) Committee Policies and Procedures which define specific clarifying guidelines for property restrictions regarding additions, deletions, or alterations to homes, hardscape, landscape, trees, decorative outdoor items, fences and walls.

The Rules and Regulations below are to clarify other aspects of the By-Laws and CCR’s:

Specific

1. **Adherence to the Rules and Regulations.** By purchasing a home in CP on PC, homeowners agree to be subject to the HOA’s By-Laws, CCR’s, Rules and Regulations, and the ACC Guidelines. The Board has the authority to levy assessments against homeowners who do not adhere to the By Laws, CCR’s, the Rules and Regulations, and the ACC Guidelines, after written notice. The Board may collect assessments by filing liens against the residence and such liens may be enforced by initiating foreclosure actions.
2. **Caring for the Zero-Lot Line Property Homes.** Homeowners must insure their homes for fire, other casualty loss, and liability risk. Subject to certain limitations, the HOA provides for maintenance and repair of the common grounds. Homeowners are personally and financially responsible for maintaining their individual home and grounds, including home exterior, landscaping and greenspace within their lot, to the standards established by the Board and the ACC Guidelines. If a home and its grounds are not maintained to the Board’s standards and the homeowner fails to correct the shortcoming(s) after multiple written notices and fines, the HOA require the repairs or corrections be made at HOA expense, then have the expense charged back to the homeowner. Ultimate responsibility lies with the homeowner to comply with the rules.
3. **Home Exterior and Grounds Requirements.** Homeowners are responsible for ensuring their home exterior is clean, continuously maintained, and visually presentable without defect: front doors, garage doors, windows, exterior light fixtures, AC units, driveways, mailboxes, roofs, gutters, masonry, grounds. Homeowners are responsible for ensuring grounds, specifically landscaping is routinely maintained (e.g., mulch beds weeded, bushes routinely trimmed, mulch beds replenished, and brick/stone barriers maintained routinely). Please note all landscaping barriers/perimeters must be permanently cemented, and stone house numbers clearly visible at all times.
4. **No signs** may be placed on any lot except for political signs, security signs, no trespassing, no solicitation, or advertising signs for sale/lease purposes.
5. **Miscellaneous items that are visible from the street in the front yard or flower beds** must not change the context of the aesthetic, harmony and design considerations or which might impact the “look and feel” of the neighborhood. This includes items such as statutory, windmills, toys, bicycles, etc., which should be stored behind homeowner fences.
6. **Repairs to homes** are strictly the homeowner’s responsibility. The HOA has no financial responsibility for repairs to any home (external or internal area) or homeowner’s lot. This includes all things on the exterior of the home siding, windows, patios, exterior light fixtures, skylights, sun tubes, vents, doors, garage doors, driveways, walkways, gutters, downspouts, drainage pipes, and landscape edging.
7. **Shared wooden fences between homeowners shall be a joint responsibility.** Where the fence/wall abates the common area, there shall also be shared responsibility. The wooden fences facing common areas will be a joint responsibility with the homeowner and the HOA. The exception is the exterior brick wall which is considered common property. However, the homeowner is responsible for not damaging the exterior wall by not allowing

dirt accumulation against the wall, vegetation growth into the wall or on the wall, not allowing vegetation/trees to lean or rest on the wall. All walls should also have a 2 foot clearance on the top and both sides of the wall and any vegetation.

8. **Alteration of home exterior or vegetation.** Any alteration, addition or deletion to the exterior facade or landscape of a home must first be reviewed by the ACC Committee. Disputes may be arbitrated by the Board. The ACC Policies and Procedures contain restrictions and guidelines for generally acceptable items. Requests for approval for any contemplated changes to an approved plan must be made in writing to the ACC in accordance with the CCR's via the HOA website.
9. **Landscape services.** CP on CP contracts to provide common area lawn maintenance (e.g., mowing, edging, weed control, shrub and flowering plant trimming, leaf removal, mulch application, and annual shrub pruning). Homeowners are responsible for ensuring landscaping and grounds associated with their home are continuously cared for to the CP on CP HOA Standards. If any homeowner property is not maintained, the Board may elect to have the services performed and additional costs incurred are the responsibility of the homeowner.
10. **Irrigation.** The HOA provides the System that irrigates the common area grounds. Access to the controls are locked and provisioned only to the HOA Board, as Homeowners are not granted access to such controls without written permission from the HOA. Homeowners must install and routinely maintain their own private irrigation for their individual lots. Homeowner individual irrigation systems may not connect, disconnect, or interfere with the irrigation system managed by the HOA for the common area grounds. Any alteration or damage to the System by homeowner will be repaired by HOA at homeowner's expense. Private systems will not be supplied, maintained, or repaired by the HOA.
11. **Parking Standards.** Any parking which impairs the safety or convenience of other residents within the Property is prohibited. Daytime visitors, contractors, and caregivers may park in the owner's driveway space(s), on the street, or in guest parking lots. Overnight, or long-term parking must be off the street, and approved in advance by the Board. Parking is prohibited on curves, closer than two car lengths from a corner, or blocking driveways or fire hydrants. Homeowner's commercial (as determined by the Board) vans/trucks must be parked inside a garage. Homeowners are responsible and held accountable for ensuring acceptable parking standards of any of their visitors, contractors, and caregivers are requested and followed.
12. **Pets.** A homeowner may keep no more than two common household pets. Pets must not be allowed to be a physical or noise nuisance to others. In accordance with Federal, State and City laws, all dogs and cats must always wear collars with a tag verifying required vaccinations and must be leashed and kept under control at all times when outside the home. Any pet waste must be removed immediately and properly disposed of. Feeding or care of feral animals is strictly prohibited.
13. **Pet waste** receptacle stations are provided throughout the neighborhood in the CP on CP common area grounds. Homeowners are responsible for cleaning up their pet waste each and every time. Complimentary pet waste bags are available at each station. Pet waste stations are for pet waste only, no household waste allowed.

Miscellaneous

14. As determined by the CCR's (ARTICLE II, Section 2.1. and 2.2), **property is for "single-family residential purposes and home office use only"**. This is defined as a family unit living and housekeeping together. Only an immediate family member, as defined by the CCR's may live at the residence with the homeowner. Occupancy of bedrooms is restricted to 2 persons and they must be persons that occupy the same dwelling on a regular and consistent basis. No part-time, or short term rentals (such as VRBO, Airbnb, Redweek, etc.) inside CP on PC are allowed per our CCR's.
15. **No residence shall be leased to any party without the express written consent of the Board.** Long-term rentals will be considered with presentation of a copy of the contract and assurance that all long-term rental occupants agree to abide by all By-laws, CCR's, Rules and Regulations by "stepping into the shoes" of the homeowner. A long-term rental is defined as a contracted rental for more than 1 year, for a single family as defined in the CCR's, with no "transient or individual" rooms rented separately. All requests for long-term rentals must be submitted to the Board for review and approval.
16. No home or portion of the Property may be utilized for any business or commercial enterprise.

17. No offensive or noxious activity may be carried on in the Property.
18. No signs, banners or advertising displays, unless approved by the Board, may be placed anywhere on the Property.
19. Garbage containers must remain out of sight, but may be placed street-side after 4PM the day before municipal pickup, and must be placed out of sight by 12PM of the day of pickup. Garbage containers may not be stored in the driveway or side area of the home (alley), but must be placed behind the wooden alley fence or garage door. No garbage shall be disposed of in waste containers on the property.
20. Storage of pallets, garbage cans, firewood, ancillary supplies, garbage, etc., should be out of sight behind alley fences and secure from rodent infestation.
21. Garage sales are limited to annually, and must be registered with the City of Plano (permit must be displayed).
22. No invasive lighting should occur from home to home. During hours of darkness, if your porch light or flood lights impede or invade a neighbors serenity, you should work together to resolve the concerns. This may involve keeping lights off between 10:00pm-6:00am, changing the fixture to not intrude outside property, or removing the light fixture.
23. No firing, discharge, or shooting of firearms or bow & arrows from a homeowners lot is permitted.
24. Garage doors must be kept closed except when moving automobiles and other items to and from the garage.
25. Drones may not be flown in CP or PC from a homeowners lot or from the common areas to maintain the privacy of all residents.