

## Central Park on Preston Crossings RULES AND REGULATIONS

The Central Park on Preston (CP on PC) “Declaration of Covenants, Conditions and Restrictions” (CCR’s) and By-Laws 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.

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

### Specific

1. **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.
2. **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.
3. **No signs** may be placed on any lot except for political signs, professional security signs, no trespassing, no solicitation, or advertising signs for sale/lease purposes. (CCR’s Art II, Section 2.5 k).
4. **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, unless written permission of the ACC is given.
5. **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.
6. **Shared wooden fences between homeowners shall be a joint responsibility.** Where the fence/wall abuts or backs 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.
7. **Alteration of home exterior or vegetation.** Any & approved alteration, addition or deletion to the exterior facade or landscape of a home must first be reviewed by the ACC Committee. Disputes may be heard before a hearing by the ACC or the Board. (Article VI, Section 6.2 (a) p 17) before arbitration or mediation (Article XI

Section 11.1.12). 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.

8. **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.
9. **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.
10. **Parking Standards (Article II, Section 2.5(b)).** 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.
11. **Pets.** A homeowner may keep no more than three 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.
12. **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

13. 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 "Each residence may be occupied only by persons living and cooking as a single housekeeping unit, together with any household employees. Except for families consisting of person related by blood, adoption, or marriage, no more than two persons per bedroom may occupy the same dwelling on a regular and consistent basis." This conveys that no part-time, or short-term rentals inside CP on PC are allowed.
14. **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, completion of the "Tenant Form for Long Term Rentals", 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 using the "Owner/Tenant Information Sheet" and aforementioned long-term rental contract.
15. No home or portion of the Property may be utilized for any business or commercial enterprise.
16. No offensive or noxious activity may be carried on in the Property.
17. No signs, banners or advertising displays, unless approved by the Board, may be placed anywhere on the Property.
18. 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 12AM the day after 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.

19. Storage of pallets, garbage cans, firewood, ancillary supplies, garbage, etc., should be out of sight behind alley fences and secure from rodent infestation.
20. Garage sales are limited to annually, and must be registered with the City of Plano (permit must be displayed).
21. 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 utilizing up lighting, or off/soft white to avoid glare o direct light into the neighbors' homes or property.
22. No firing, discharge, or shooting of firearms or bow & arrows from a homeowners lot is permitted.
23. Garage doors must be kept closed except when moving automobiles and other items to and from the garage.
24. Drones may not be flown in CP on PC from a homeowner's lot or from the common areas, to maintain the privacy of all residents, and without proper registration of such drone with the Federal Aviation Administration and marking of such drone with the serial number or registration number on the drone. See CP on PC HOA Drones and Unmanned Aircraft policy implemented August 8, 2022 for the full drone policy.
25. The common areas are reserved for the use and enjoyment of homeowners and their guests. If a portion of the common area or the Pavilion are requested for personal use, a written request should be made to the Board of Directors. Such request must list the date, time, number of expected guests, and specific common area location. Guests should be directed to park in identified Guest Parking lots, and the utilized area will be cleaned and returned to its natural state once the event is completed. No fees shall be implemented for common area reservations unless requesting homeowner has a history of not cleaning up the area and returning the utilized area to its natural state in prior reservations.