

**Rules and Regulations**  
**The Village at Pelton Farms Condominium**

Order: ZRGGYV3YG  
Address: 5 Pelton Way Unit 10  
Order Date: 02-09-2026  
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# THE VILLAGE AT PELTON FARM CONDOMINIUM ASSOCIATION

## Condominium Rules and Regulations

Date: 5/4/2020

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### II. INTRODUCTION

Pursuant to the powers vested in the Board of Directors by the condominium instruments the following Condominium Rules and Regulations (hereinafter, "the Rules") have been established for the benefit of all owners of condominium units at The Village at Pelton Farm. These rules are intended to contribute to promoting and preserving a safe, clean, and hospitable environment for the unit owners, assuring the peaceful enjoyment of our community and at the same time protect and enhance the property.

Pursuant to the condominium instruments all unit owners, residents and their guests are expected to abide by the Rules.

If any Rule is found by a court of competent jurisdiction to be in conflict with the Declaration, Bylaws or Condominium Act, the Declaration, Bylaws or Condominium Act shall control.

### III. EFFECTIVE DATE AND AMENDMENTS

These Rules, as amended from time to time, shall become effective and enforceable upon distribution to the unit owners pursuant to the notice requirements of the Bylaws.

### IV. COMPLIANCE

All unit owners shall be bound by the Rules and shall comply with them and the rules may be enforced as set forth in the Bylaws.

### V. REPORTING AND FINE SCHEDULE

Violations shall be reported in the first instance to the Board in writing or via email. If the Board determines after investigation that a violation has occurred the following schedule of fines shall apply unless otherwise stated:

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First Violation: Warning Letter

Second Violation within the same calendar year as first violation: \$50.00 fine

Third Violation within the same calendar year as first violation: \$150.00 fine

Subsequent Violations within same calendar year as first violation or the same violation in any subsequent year: up to \$500.00 fine

The Board in its sole discretion may after the second violation commence, in addition to fines imposed, legal action as provided for in the condominium instruments and the unit owner will be assessed the cost and attorney fees of any such action as provided for in the condominium instruments.

All fines shall be due and payable within 10 days of the notice of the fine to the unit owner and shall be an assessment and lien against the unit until paid. Failure to pay a fine may result in legal action for which the unit owner will, in addition to the fine be assessed the costs of collection including attorney fees and costs which shall be a lien against the unit.

## **VI. RULES AND REGULATIONS**

### **1. NUISANCE AND NOISE**

No use or practice shall be allowed which is an unreasonable source of annoyance to the unit owners and residents of the condominium, or which unreasonably interferes with the peaceful possession or proper use of the condominium by others.

There shall be no fireworks set off on the property.

Unit owners and their guests will be expected to reduce noise levels during the hours from 10 PM to 8 AM, so that neighbors are not disturbed. At no time should instruments, music, televisions, or cell phone conversations, or other noises on the porches or decks be so loud that they become a nuisance.

### **2. LITTERING AND TRASH DISPOSAL**

There shall be no littering. All regular trash shall be deposited of only in designated dumpster. Large boxes and/or trash must be broken down before placing in dumpster.

The dumpster is for the exclusive use of unit owners. Service providers on premises may use the container to dispose of acceptable trash materials only.

No garbage, trash, or recyclable materials shall be permitted to remain on decks/porches, or any other space that is not the owner's unit. Throwing cigarettes or cigars on property is strictly prohibited.

### **3. PARKING**

3.1 Each unit is allocated parking which consists of the unit garage and driveway.

3.2 All other vehicles must park in marked/lined unassigned spaces only.

3.3 Handicap spaces should only be used by vehicles that display a handicap placard or plate.

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Violators will be given a written warning to remove the vehicle within 24 hours. If the vehicle is not moved within 24 hours, it will be towed. Subsequent offenses will result in an automatic tow. All towing costs are the unit owner's responsibilities.

3.4 An exception will be made for contractors which would only be parked temporarily during work hours provided they are not blocking traffic. No overnight parking.

#### **4. VEHICLES**

All vehicles that belong to a unit resident must be registered with the Condominium Association Board in writing and shall include year, make, model, and license plate information.

No snowmobiles, mobile homes, campers, boats, trailers or other terrain vehicles will be parked or allowed to remain within the condominium complex. Temporary parking of such vehicles must be approved by the Board of Directors. The request can be done in writing/email and may be granted under extenuating circumstances on a temporary basis only.

#### **5. EXTERIOR OF BUILDING**

Changes affecting the external appearance of the building including doors and windows, such as decorations, screens, sunshades, or similar changes, cannot be made unless provided for the condominium instruments and without prior consent of the Board of Directors. Consent of the Board must be in writing/email.

Any damages resulting from the displaying of exterior decorations will be the responsibility of the unit owner.

5.1 Anything on the deck/porch shall not change the overall appearance of the unit building/limited common area.

5.2 Decorative flags are not allowed but the United States flag is allowed from a bracket with a pole not more than 6' long and the flag measurement of not more than 3' x 5'.

5.3 Unit owners are responsible for maintaining the porches/decks using a stain/paint that conforms with the aesthetic of the community. Staining/painting should be redone every three years or sooner as needed. Unit owners must contact the Board for confirmation of color for stain before work is started.

5.4 Unit owners who choose to replace their deck material with plastic decking must have prior approval from the Board.

#### **6. GARDEN AREA**

Unit owners are responsible for maintaining the small garden area in front of each unit. Any plants shall be no taller than 3 feet and shall stay within the confines of the garden and not hang over the grass or driveway.

#### **7. IMPROPER USE OF COMMON AREAS**

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There shall be no misuse of the Common Area, which damages the space, increases the maintenance thereof, or causes unreasonable disturbance or annoyance to the unit owners who are sharing the public space.

## **8. GUESTS**

Unit owners will be responsible for the actions of their guests. If occupancy by guests creates a nuisance to other unit owners, the Board of Directors, shall have the right to request that the guest leave.

Moreover, unit owners will be deemed responsible for any damage caused by their guests and rules violated by guests shall be deemed to be violated by the unit owner.

If any costs are incurred as a result of a guest's behavior, unit owners shall reimburse the association for the costs.

## **9. PETS**

9.1 Unit owners may maintain pets in accordance with Article V(9)(c) of the Bylaws.

9.2 Unit owners must obtain and maintain liability insurance insuring against all damage caused by their pets.

9.3 No pets may be kept, bred or maintained for any commercial purpose.

9.4 Pets shall not be permitted outside the unit on the common area of the association unless accompanied by a responsible individual and kept on a hand leash of no more than 10 feet in length at all times.

9.5 Unit owners shall immediately remove and properly dispose of dog waste and repair any damage caused by their pet or an animal under their control.

## **10. OUTDOOR GRILLS**

If possible, grills shall be at least 10 feet from any flammable surface of the building and shall not be placed or used on a deck or porch.

## **11. CLEAN SOLUTION ALTERNATIVE SEPTIC SYSTEM**

Unit owners and their guests need to be mindful of what is put into the septic system. Only human waste and toilet tissue should go down the toilet.

NO feminine hygiene products, flushable wipes, grease, paint, hazardous chemicals, or any other trash shall be placed into the septic system. Damage caused by a violation of this rule shall be assessed to the unit owner.