

**RULES AND REGULATIONS
OF
PECAN LAKES HOMEOWNERS' ASSOCIATION**

PECAN LAKES HOMEOWNERS' ASSOCIATION, INC. ("HOA"), acting through its Board of Directors ("Board"), has adopted the following Rules and Regulations ("Regulations"). These Regulations may be amended from time to time by resolution of the Board.

As used in these Regulations, the term "Owner" applies to the Owner of any Lot, with or without Improvement or Residence, to his family, to his tenants whether or not in residence, servants, employees, agents, visitors, and to any guests, invitees or licensees of that Owner, his family, or tenant of that Owner. As used in these Regulations, the term "HOA" includes the Master HOA and the Managing Agent when the Managing Agent is acting on behalf of the HOA.

1. The HOA reserves the right to alter, amend, modify, repeal or revoke these Regulations and any consent or approval given hereunder at any time by resolution of the HOA or the Board.
2. Owners are to inform their family, guests, visitors, employees, contractors, and non-owners on Pecan Lakes Property of these Regulations.
3. The entrance and streets shall not be obstructed or used for any purpose other than ingress to and egress from the Property.
4. No article (including, but not limited to, garbage cans, grills, boats, chairs and swings) shall be placed in any of the Common Areas, except those areas specifically designated by the HOA.
5. Each Owner shall make a concerted effort to keep his Lot and any Improvement or Residence in a good state of preservation and cleanliness.

6. No window guards or other window decorations are permitted on any Improvement or Residence unless approved in writing by the Board. No foil or any reflective material is permitted.
7. Nothing shall be done to any Improvement or Residence that may impair the structural integrity of the Improvement or Residence, or that may change the Improvement or Residence structurally as to be a hazard to the Owner or other Owners within the Property.
8. All Owners shall use the approved Pecan Lakes mailbox as provided to original Owner at time of purchase. In the event of mailbox failure or destruction, the Owner will replace with a closely matched mailbox replacement to maintain uniformity. No vinyl, brick, or wooden mailboxes are permitted.
9. Unless otherwise authorized by the HOA, the Common Area parking lots shall not be used for any other purpose than parking automobiles. No buses, 18-wheeler trucks, tractors, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways. No automobiles shall be offered "For Sale" from the Common Area parking lots.
10. All vehicles in the subdivision must have current registration (license plate) and be in good operating condition.
11. All Owners shall observe and abide by all parking and traffic regulations as posted by the HOA or by proper governing authorities. Vehicles parked in violation may be towed away at the Owner's sole risk and expense.
12. The Board may from time to time curtail or relocate any portion of the Common Areas devoted to recreation, storage or service.

13. All Common Area parks, pavilions, piers, lakes, and green spaces shall be maintained by the HOA and are provided solely for the use of Owners, Owners' family and invited guests. Persons using the Common Areas not having ownership in the Property must be accompanied by an Owner or member of the Owner's family.
14. All Common Area parks, pavilions, piers, lakes, and green spaces are available for use by the Owners, Owners' family and invited guests seven (7) days per week, provided the Owner is in good standing on their HOA dues. The use of the pavilion and/or playground for specific events – parties, reunions, and meetings – shall be arranged and reserved at least seven (7) days in advance by contacting the HOA. No Owner is allowed to reserve the pavilion or playground for over five (5) continuous hours.
15. Owners reserving the pavilion and/or playground for specific events are required to clean the pavilion and/or playground after usage by sweeping, removing all debris and garbage, and/or performing an overall policing of the surrounding grounds.
16. No use of the pavilion or playground is permitted before 8:00 a.m. or past 10:00 p.m.
17. No form of commerce, sales, auctions, garage sales or flea markets shall be conducted at the pavilion or playground.
18. No swimming is permitted in the lakes.
19. Large boats and pontoons are strictly prohibited on the lakes. Small boats and canoes are the preferred type for recreational boating and fishing. Trolling motors are the only permitted motors allowed on the lakes.
20. Boating is permitted only during daylight hours. Boaters assume full responsibility for the safety and welfare of themselves and any passengers. Make sure your family

and friends stay safe by assigning and fitting each person onboard with a life jacket prior to departure. Boating activity shall be conducted in accordance with Safe Boating Guidelines of the State of Mississippi.

21. No boat(s) may be stored at the pier or left on the banks of the Common Area, or on an Owner's lot when not in use.
22. Recreational fishing is permitted on and from the lakes to Owners, Owners' family and invited guest, so long as the Owner is in good standing on their HOA dues. All fishing shall be in accordance with the guidelines established by the State of Mississippi. No fishing, setting of trot lines, netting or seining for commercial purposes is permitted on or from the lakes. Persons fishing on and from the lake not having ownership in the Property must be accompanied by an Owner or member of the Owner's family. No fishing is allowed behind a privately-owned Lot unless permission is granted by the Owner.
23. The playground is provided for use of all Owners, Owner's family and invited guest, so long as the Owner is in good standing on their HOA dues. Playground equipment is designed for children ages twelve and under. Children twelve years of age or below must be accompanied by a parent, older family member, or designated adult. Persons using the playground not having ownership in the property must be accompanied by an Owner or member of the Owner's family.
24. All Owner pets and pets of guests must be kept upon the Owner's Lot, under fence or inside the Improvement or residence. Pets must be walked on a leash. Owners are responsible for the cleaning and removal of any pet waste deposited on another Owner's Lot or on any Common Area.

25. All pets are required to have a collar with identifying name tags containing all pertinent contact information for the ease of locating the respective Owner if a pet gets loose or strays.
26. Loose and stray pets are not permitted. Any loose or stray pets shall be removed from the Property at their Owner's expense.
27. Owners are not permitted to own or possess free-roaming cats.
28. The Owner of any pet or animal shall be liable for any and all damages caused by such pet or animal to the Common Areas or any other property operated by the HOA.
29. All persons shall be properly attired when using any of the Common Areas, including parks, playground, pavilion, lakes, and piers.
30. No realtor signs are allowed at the front entrance, with the exception of open house signs limited to two days (the day before and the day of the open house).
31. Membership Dues may be paid quarterly or annually to Pecan Lakes HOA. They can be paid by check or credit card. For more information, contact Association Management Systems at 601-582-3330.
32. If selling a home in Pecan Lakes, your Buyer will be required to pay a \$350 Initial Membership Fee, just as you did upon your purchase.

I hereby certify that the above set of Rules and Regulations were adopted by the Pecan Lakes Homeowners Association, acting through its Board of Directors, at its meeting held on the 14th day of January, 2016.



President
Pecan Lakes Homeowners Association



Secretary
Pecan Lakes Homeowners Association