

**PEPPER TREE PARK
POLICIES REGARDING STRUCTURES WITHIN COURTYARDS**

THESE POLICIES shall apply to all structures located within owners' courtyards including, but not limited to, sunrooms, gazebos, spas and other free standing or attached structures.

NO STRUCTURE shall be constructed or installed inside courtyards without prior consent from the Pepper Tree Board of Directors. The Board may require plans, drawings, specifications and other material it deems necessary to properly consider the request. The Board may approve or decline any request as it considers appropriate under all of the circumstances.

DESIGNS SHALL minimize impact on neighbors and present a good, harmonious appearance to the Pepper Tree neighborhood. Approved Pepper Tree colors shall be used on all structures to the extent possible.

MAINTENANCE OF structures located inside courtyards shall be the sole responsibility of the owner, and Pepper Tree Park shall have no responsibility for their maintenance. Failure to build a structure per design approved by the Board, or failure to adequately maintain the structure following completion of the construction shall be cause for the Board to order the repair or removal of that structure. In the event of failure to properly and timely repair or remove the structure as ordered, the Pepper Tree Park Homeowners' Association may enter the property and remove or repair the structure and assess the costs thereof to the owner.