

## Whispering Pines Rules and Regulations

In an effort to simplify and condense the Declaration of Covenants, Conditions and Restrictions for Whispering Pines Homeowners Association of Jacksonville, Inc. these Rules and Regulations have been established as of April 27, 2015. To request a variance you must submit your request in writing to the Architectural Control Committee (ACC).

1. No building, fence, wall or other structure will be erected without the prior approval of the plans by the ACC. The plans must show the nature, kind, shape, height, size, color, materials and location.
2. The color of any home cannot be changed without prior approval by the ACC.
3. No awning, shade or other extraneous fixture or decoration can be attached to the exterior of any Living Unit.
4. No window or exterior door may be altered, added, deleted or relocated without prior approval by the ACC.
5. The Association is responsible for the repair/replacement of the roof; however, the Owner is responsible to keep all debris off of the roof.
6. The Owner is responsible for keeping the exterior of their Living Unit in a clean condition to include the removal of debris, landscaping and mold/mildew as necessary to keep the Living Unit in a clean condition and to maintain the integrity of the exterior surfaces.
7. No Living Unit may be used for business purposes.
8. No detached outbuilding or structure is to be erected, altered, placed or permitted on any Lot.
9. No recreational vehicle, boats, trailers, campers, mopeds or any other wheeled vehicle of any kind (other than personal automobile or truck) shall be kept or parked on any parking pad or upon any part of the Lot.
10. All vehicles must be in operable condition. Only minor repairs, not exceeding two hours in duration, shall be allowed on any vehicle.
11. No vehicle of any type shall be kept or parked on the grassed areas of any Lot.
12. No mailbox, paper box or other receptacle of any kind that is to be used in the delivery of mail, newspapers, magazines or similar materials shall be allowed.
13. No window air conditioning unit shall be installed.

14. No Owner shall have more than two standard house pets. No commercial use or breeding of animals shall be allowed.
15. Garage doors shall be kept closed at all times except for entry and exit. Any alteration or modification to a garage must receive approval of the ACC.
16. No shed, shack, trailer, tent or other temporary or movable building of any kind shall be erected or permitted on any Lot.
17. Only "for rent" and "for sale" signs will be permitted. Signs should be placed within a flower bed or next to the entrance of the Living Unit.
18. No clothes line or drying of household fabrics shall be hung in the open on any Lot.
19. No reflective foil or other material shall be permitted on any window except for tinted bronze glass which installation shall require the approval of the ACC.
20. No illegal, noxious or offensive activities shall be permitted.
21. All garbage, trash, refuse or rubbish must be kept in a closed sanitary container. Such container must be kept adjacent to or within the Living Unit and can only be placed on the curb the day of pick-up and must be removed immediately after pick-up.
22. No individual water system or well or any type shall be maintained, drilled or permitted on any Lot.

These Rules and Regulations can be amended at any time by a majority vote of the Board of Directors of Whispering Pines Homeowners Association of Jacksonville, Inc.

NOTE: The Architectural Control Committee is to be comprised of three (3) persons. After receipt of the required plans and specifications the ACC shall have thirty (30) days to approve or disapprove the plans with said approval or disapproval provided in writing. Should the ACC fail to provide the approval or disapproval in writing and within the thirty (30) day period the plans shall be deemed approved.