

Pilgrim Downs Homeowners Association

Rules and Regulations

As of August 1, 2012

All rules and regulations stated in the current revised and **restated DECLARATION OF PROTECTIVE COVENANTS, BY-LAWS** and the **PLANNED UNIT DEVELOPMENT CONTROL DOCUMENT** for the Pilgrim Downs Homeowners Association take precedence over any rule and regulation stated here.

Construction Rules – See attached Construction Rules and Regulations for the Pilgrim Downs Homeowners' Association.

Equestrian Center – See attached Pilgrim Downs Equestrian Center Association Rules and Regulations as of August 1, 2012

Snow Removal

The Pilgrim Downs Caretaker currently performs all road and driveway snow removal work. Assessments for the snow removal will be determined by an estimate of cost based upon length of drive and difficulty of the site. If three inches of snow or more falls, the roads will be plowed, unless warm weather dictates otherwise. There will not be snow plowing if less than three inches of snow falls at any one time.

Safety and Speed

All children should wear safety helmets when riding bicycles or motorized ATVs. Speed limits should be adhered to at all times. All drivers of ATVs, horses, bicycles and cars need to be considerate of other owners and guests.

Recreational Vehicles

Parking of recreational vehicles on common area land is prohibited without prior approval of the Board of Managers. Recreational vehicles and trailers can be parked on your personal property but should not be placed so as to obstruct views or safe access to your property by emergency vehicles.

Trash

Trash pick-up is Monday. If you have a need to have your trash picked up sooner, please let Jim Childers, the Ranch Caretaker, know. With the bear problem, it is important not to leave your trash out. Try to recycle your boxes. Under no circumstances should any homeowners deposit any garbage or boxes in the trash container without Jim's prior approval.

Fishing

Fishing rights are limited to Homeowners and their family members, guests and caretakers and families who live at Pilgrim Downs. Friends of any minor children are not allowed to fish in our ponds without the appropriate Homeowner present. A responsible person should be present with any guests.

Walking Path

The path was designed for pedestrian use only. No bicycles, motorized vehicles, horses, etc., are permitted on the trail. Not only was this restriction an important part of the approval process for many of the Homeowners who voted on the project, but the path has not been constructed to adequately support such uses. We know that all the Homeowners will want to cooperate in maintaining the path in its present, beautiful condition.

Open Houses

Open Houses with respect to the sale of any property located within Pilgrim Downs may be held on Thursday's only between the hours of 8:30am and 4:00pm. The Homeowner whose house is for sale, or its designated representative, must be present at the home for the entire duration of the Open House. Under no circumstance may any For Sale signs or Open House signs be posted anywhere within the Pilgrim Downs community. This rule was unanimously adopted by the Homeowners at the Annual Meeting held on July 28, 2012.