



PINE CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD RULES and REGULATIONS - SAFETY

Whereas, the Board of Directors of the Pine Creek Homeowners Association, Inc. (the "Board") is empowered and authorized to govern the affairs of the Pine Creek Homeowners Association, Inc. (the "Association") pursuant to Article IV, Section 1 of the Bylaws of Pine Creek Homeowners Association, Inc.

Whereas, the Board is desirous of promoting a safe environment for all Pine Creek Owners and guests and also managing the Association's risks in the common areas, including the privately owned and maintained streets in the community ...

Whereas, the Board is authorized to create rules and regulations that govern the common areas pursuant to Article VIII, Section 8.22 of the Declaration of Covenants, Conditions and Restrictions for Pine Creek, dated July 30, 2002 ...

Now, therefore, be it resolved that the Board hereby adopts the following rules and regulations for the Pine Creek community:

1. The maximum speed limit on all paved roads within the Pine Creek Community shall be 25 MPH at all times.
2. The one or two decorative light pole(s) required at the entrance of the driveway for each lot within Pine Creek, as required by Article VI, Section 6.3(f) of the Restrictive Covenants, shall remain lit each day from dusk until dawn.
3. Use of the Pine Creek common areas (including the pavilion located between the two ponds) is permitted by owners and their guests, provided that an owner be present at all times. Use of the common areas is permitted from 8:00 AM until dusk each day. Such use shall not include loud music or other disruptive activities, and all trash and debris must be removed by those using the common areas before leaving the area.
4. Fishing in the Pine Creek ponds is permitted by owners and their guests, provided that an owner be present at all times.
5. Swimming in the Pine Creek ponds is not permitted at any time.