

# ***Welcome to the Pheasant Landing (PL) Community!***



We are a private community of 152 individually owned condominiums in twenty-five buildings constructed during 1985-1986. The property includes, for Residents (Owners & Renters) a gated, key-access-only swimming pool, mailbox pavilion area and multiple greenbelt areas for children and leashed pets to play.

PL is conveniently located near scenic downtown Plano, Harrington Public Library and Pecan Hollow Golf Course. With easy access to the DART Public Rail System, multiple grocery stores and Bob Woodruff Park that has a sand volleyball court, hiking/biking trails and 6.5-acre dog park, Pheasant Landing is a wonderful place to live.

The information below is a guide for new Residents. For current information, forms, community documents, meeting notices, and service requests, visit the official Pheasant Landing website. Contact Excel Management for account-specific or management questions.

Our WebSite is: [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com)

## **Key Contacts**

Excel Management (EM) is the property management company hired by the Association to oversee day-to-day property operations. Submit common-area, exterior-building, maintenance, landscaping, architectural, and violation concerns through the request form at [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com) so the request receives a ticket number and can be tracked.

For account-specific or management questions, contact Excel Management at [Pheasant@ExcelMgmt.org](mailto:Pheasant@ExcelMgmt.org) or 972-437-2000. Customer Service hours are Monday-Friday, 8:00 a.m.-5:00 p.m.

The Pheasant Landing website is the primary location for community information, forms, governing documents, meeting notices, and tracked service requests. Visit [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com).

For Renters requesting information, contact your Landlord/Home Owner.

## **Pheasant Landing General Information**

### **Trash Collection Services**

- Monday/Friday (except holidays), 8:00 a.m.-12:00 noon. Republic Services collects trash for the property. Report illegal dumping or other common-area trash concerns through the request form at [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com). If the dumpster you use is full, please use one of the other five dumpster locations.

### **Lawn Maintenance Services**

- Thursdays, approximately 8:00 a.m.-5:00 p.m. during spring and summer. SunGrow performs scheduled mowing, weeding, pruning, edging, and leaf blowing. Report landscaping or irrigation concerns through the request form at [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com).

### **Pool Maintenance Services (Open May-Sept)**

- Water's Edge provides on-going cleaning, maintenance, and repair to the PL pool multiple times throughout the week. Outdoor tables, chairs, life-saving equipment and the 911 emergency phone is located inside the pool area.



## **At-a-Glance Key Information**

### **Architectural Changes**

- Residents must obtain written HOA Board approval before making additions or changes to common-area or exterior elements, including permanent plants, trees, bushes, grass, exterior lighting, and decorative items visible from other units. Submit an architectural request through [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com).

### **Estate Sales or Yard Sales**

- Estate sales, yard sales, and similar activities require prior written HOA Board approval in accordance with the governing documents. Submit a written request at least two weeks before the proposed date. Promotional signage is not allowed in or around greenbelt areas. An estate-sale sign may be placed inside the storm door on the approved date(s).

### **Mailbox/Key(s)**

- Mailboxes are individually owned. New Residents must obtain key from the prior owner and/or landlord.

### **Outdoor Enclosed Bulletin Board**

- Notifications from the HOA will be posted at the mailbox gazebo on the bulletin board. Please check this board for valuable information and updates about our community.

### **Owner Assessment/Dues**

- HOA dues are due on the 1st of each month. Payments are late on the 20th, and a \$25 late fee is charged on the 21st. Always include your unit number so the payment can be credited correctly. Zelle, bank bill pay, and check are suitable payment options. Detailed payment instructions were emailed to homeowners.

### **Owner Responsibilities**

- Front/back entry doors, windows, private patio area, storage area, storage door, hose bib, exterior light doorbell or fixtures and HVAC units are the responsibility of the Owner.

### **HOA Meetings**

- Annual Meeting held in July at local, off-property venue (approx. 2 hours).
- Owners may attend about three quarterly HOA meetings each year. The meeting location and details will be announced with ample notice. Every Owner is encouraged to attend.

### **POD/Storage Units**

- A moving/storage pod must be placed in the individual Owner's parking spot – not in visitor parking. Prior approval is required by the HOA Board. The maximum time limit is seven consecutive days, one time per year. Additional time requires HOA Board approval.

### Pool Key

- One orange key fob with pool key will be provided to new Resident by the prior Owner and/or landlord. Replacement keys may be purchased (\$25) via EM at [Pheasant@excelmgmt.org](mailto:Pheasant@excelmgmt.org).

### Reporting a Violation

- To report a possible violation of Pheasant Landing rules, regulations, or bylaws, use the request form at [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com). Include the violation type, date and time, location or unit number, and relevant details. Photos may be attached when available.

### Satellite - DirecTV/Dish/Other

- Installation of TV Dish /DirecTV antennas should only be mounted on the chimney of your unit and **NEVER ON THE ROOF**. Installation & removal of antennas is the sole responsibility and cost of Unit Home Owner.

### Towing is Enforced (signs posted)

- Vehicles may be cited/subject to tow (at owner's expense) if:
  - o Vehicle registration is expired or not current.
  - o Vehicle does not have front **and** rear license plate on vehicle.
  - o Vehicle is inoperable, flat tire(s), For Sale sign, or oil leaks.
  - o Vehicles are parked on grass, sidewalks or in fire lanes.

### Trash Dumpsters

- Six large blue dumpsters are located on property at bldg. 3&4, 6&7, 13, 17&18, 21&22, and 25. **DO NOT** dump furniture, tires, oil, paint, metal, building materials items inside or outside of the dumpsters. Please contact a junk pick up service, donation center or take large bulk items to the local dumpster for disposal.

### Vehicle and Speed Limit

- Vehicle washing is not allowed, two assigned parking spots per unit.
- This is NOT a Public Parking residential area. No commercial vehicles.
- No major vehicle repair is allowed on the HOA property.
- The speed limit is 15 mph on the property. Drive carefully; this is a "Kids Zone."

### General Rules/Regulations

*See the current Bylaws, Rules, Regulations, and other governing documents at [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com).*

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| <b>Animals &amp; Pets</b><br>Article II, Section 2.9e(12)   | <ul style="list-style-type: none"> <li>• No animals, livestock, reptiles, or poultry of any kind shall be raised, bred or kept in any Unit or the Common Elements.</li> <li>• Dogs, cats, fish, birds and other household pets may be kept <b>inside</b> units. No more than <b>two (2) pets per household</b></li> </ul> |
| <b>Unleashed/Loose Pets</b><br>Article II, Section 2.9e(12) | <ul style="list-style-type: none"> <li>• Animals belonging to Unit Owners, Occupants or their licensees, tenants or invitees within the Property must be kept either within an enclosure, an enclosed patio or on a leash being held by a person capable of controlling the animal</li> </ul>                             |

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| <b>Architectural-Fences/Walls</b><br>Article II, Section 2.9e(10) | <ul style="list-style-type: none"> <li>No fences, hedges or walls shall be erected or maintained upon the Property, except as approved by the Board</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>General</b><br>Article II, Section 2.9e(6)                     | <ul style="list-style-type: none"> <li>Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board</li> </ul>                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Landscaping Improvements</b><br>Article II, Section 2.9e(10)   | <ul style="list-style-type: none"> <li>Except within individual Units, no planting, transplanting or gardening shall be done, except as approved by the Board. Do not place yard art or lights in the mowing areas.</li> </ul>                                                                                                                                                                                                                                                                                                                     |
| <b>Burning</b><br>Article II, Section 2.9e(8)                     | <ul style="list-style-type: none"> <li>No exterior fires whatsoever <b>except barbecue fires</b> contained within receptacles designed in such a manner that no fire hazard. Plano City Law is open-flame cooking devices, charcoal grills, and other similar devices used for cooking shall not be located or used within 10 feet (3048 mm) of buildings or combustible construction</li> </ul>                                                                                                                                                   |
| <b>Commercial Use</b><br>Article II, Section 2.9a                 | <ul style="list-style-type: none"> <li>No part of the Property or Unit may be used for purposes other than residential housing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Rentals</b> Article II, Section 2.9e(13)                       | <ul style="list-style-type: none"> <li>No unit Owner shall be permitted to rent or lease his Unit for hotel or transient purposes, which, for purposes of this paragraph is defined as a period less than thirty (30) days. No AirBNB or STR (Short-Term Rental). See City of Plano Rules.</li> </ul>                                                                                                                                                                                                                                              |
| <b>Land &amp; Structures</b><br>Article II, Section 2.9e(7)       | <ul style="list-style-type: none"> <li>No structure of a temporary character, trailer, tent, shack, garage, barn or outbuildings shall be permitted on the Property at any time temporarily or permanently.</li> </ul>                                                                                                                                                                                                                                                                                                                             |
| <b>Storage Pods</b><br>Article II, Section 2.9e(7)                | <ul style="list-style-type: none"> <li>Prior approval required by Board for a seven consecutive day period, one time per year.</li> <li>Must be placed within existing Owner assigned parking only</li> </ul>                                                                                                                                                                                                                                                                                                                                      |
| <b>Noise</b><br>Article II, Section 2.9e(5)                       | <ul style="list-style-type: none"> <li>No noxious or offensive activity permitted in or upon the Common Elements.</li> <li>No unreasonable annoyance or a nuisance to any other Unit Owner. No exterior speakers, horns, whistles, bells or other sound devices.</li> <li>No noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items which may unreasonably interfere with television or radio reception of any Unit Owner in the Property without approval of the Board</li> </ul> |
| <b>Maintenance – General</b><br>Article II, Section 2.9e(6)       | <ul style="list-style-type: none"> <li>Owner shall maintain and keep in repair the interior, patio space, and storage space of their own Unit, including the fixtures commencing at a point where the utility lines, pipes, wires, conduits or systems enter the Unit including broken or cracked glass in windows and doors. An Owner shall be responsible for his/her own heating and cooling system (HVAC).</li> </ul>                                                                                                                          |
| <b>Rubbish/Debris</b><br>Article II, Section 2.9e(8)              | <ul style="list-style-type: none"> <li>No rubbish, trash or garbage permitted in/on Unit or the Common Elements except in sanitary containers located in appropriate areas screened and concealed from view.</li> <li>No odor shall be permitted to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other Property in the vicinity thereof or to its Occupants</li> </ul>                                                                                                                        |
| <b>Signs</b><br>Article II, Section 2.9e(4)                       | <ul style="list-style-type: none"> <li>No signs of any kind shall be displayed to the public view on or from any Unit or Common Elements without the prior written consent of the Board or the written consent of the Managing Agent acting in accord with the Board's direction</li> </ul>                                                                                                                                                                                                                                                        |
| <b>Unsightly</b><br>Article II, Section 2.9e(8)                   | <ul style="list-style-type: none"> <li>No clothing or household fabrics shall be hung, dried or aired in such a way in the Property as to be visible to other Property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Storage Pods</b><br>Article II, Section 2.9e(8)                | <ul style="list-style-type: none"> <li>Prior approval required by Board for a seven consecutive day period, once per year.</li> <li>Must be placed within existing owner assigned parking only</li> </ul>                                                                                                                                                                                                                                                                                                                                          |
| <b>Boat/Camper/RV/Trailer</b><br>Article II, Section 2.9e(9)      | <ul style="list-style-type: none"> <li><b>Not Allowed on HOA Property.</b> No Unit owner shall park, store or keep any large, commercial-type vehicle (dump truck, cement-mixer truck, oil or gas truck, delivery truck, vehicle equipment, recreational vehicle (camper unit, motor home, truck, trailer, boat, mobile home or other similar vehicle.</li> </ul>                                                                                                                                                                                  |
| <b>Vehicle Repairs</b><br>Article II, Section 2.9e(9)             | <ul style="list-style-type: none"> <li>No Unit Owner shall conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of the Common Elements.</li> </ul>                                                                                                                                                                                                                                                                                                                          |

### City of Plano Important Numbers

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|------------------------------|--------------|
| Plano Police (non-emergency) | 972-424-5678 |
| <b>Plano (Emergency)</b>     | <b>911</b>   |
| Plano Fire Department        | 972-941-7900 |
| Poison Control               | 800-222-1222 |
| Collin County Animal Control | 972-547-7292 |
| Child Protective Services    | 800-252-5400 |

### Local Area Attractions

|                |              |
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| The Texas Pool | 972-881-8392 |
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| Go Ape Treetop Adventure Course                             | 800-971-8271 |
| Crayola Experience                                          | 469-642-2901 |
| Interurban Railway Museum                                   | 972-941-2117 |
| The Courtyard Theater, Cox Building Playhouse, McCall Plaza | 972-941-5600 |
| Pecan Hollow Golf Course                                    | 972-941-7600 |
| Haggard Public Library                                      | 972-769-4250 |
| Bob Woodruff Park                                           | 972-941-7250 |
| Georgia's Farmers Market                                    | 972-516-4765 |
| Heritage Farmstead Museum                                   | 972-881-0140 |
| Arbor Hills Nature or Oak Point Park & Nature Preserve      | 972-941-7250 |

***This guide is provided as a courtesy to new Residents and may be updated from time to time. The current website, adopted governing documents, and official Association notices control if this guide becomes outdated. Visit [www.PheasantLandingPlano.com](http://www.PheasantLandingPlano.com) for the latest information.***