

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

RULES AND REGULATIONS

(Revised February 2012)

General

1. Whenever in these Rules and Regulations reference is made to "Owner", such term shall also include the Owner's family, tenants, agents, visitors, guests, invitees, and licensees. Whenever in these Rules and Regulations reference is made to the "Association", such term shall mean the Association or its managing agent, if any.

Restrictions on Use

2. There shall be no obstruction of the Common Areas. Nothing shall be stored on the Common Areas. No ATV, motorcycles, scooters or other vehicles may be ridden on the Common Areas.
3. Nothing shall be done by an Owner in any portion of the Common Areas which shall increase the premiums charged for any insurance maintained by the Association without the prior written consent of the Board of Directors.
4. Except as provided in Section 10 of Article IX of the Declaration, no industry, business, trade or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploitation, or otherwise, shall be conducted, maintained, or permitted on any part of the Property without the prior written consent of the Board of Directors.
5. No dwelling on the Property shall be used or rented for transient, hotel, or motel purposes.
6. No Owner shall cause or permit anything to be hung, displayed, or exposed on the exterior of a dwelling, whether through or upon windows, doors, siding, wood, or masonry. The prohibition herein includes without limitation laundry, clothing, rugs, signs, radio, television antennas, fans or air conditioners.
7. No Owner shall erect any satellite dishes on his Lot without the prior written consent of the Board of Directors regarding placement and installation.
8. No Lot shall be used for any unlawful purpose and no Owner shall do or permit any unlawful act in or upon his Lot.

9. No decks, awnings, sunrooms, screened porches, fences, sheds, storm doors, pools, play sets or basketball hoops shall be commenced, erected or maintained upon any Lot without the prior written consent of the Board of Directors.

Pet Rules

10. Animals are only permitted to the extent set forth in Section 4 of Article IX of the Declaration.
11. Owners of pets shall be responsible for all personal injuries and/or property damage caused by their pets within the Property.

Parking

12. No parking areas in the Common Areas may be used for any purpose other than parking passenger cars, motorcycles, jeeps, vans, mini vans, light trucks and unmodified trucks up to one ton (modification of a truck would include, but not be limited to, the addition of utility bodies, ladder racks, cranes, etc.). No buses, trailers, boats, tow trucks, roll backs or recreational vehicles shall be parked in the Common Areas or on the driveway or elsewhere upon a Lot or on a public street adjacent to any Lot or any portion of the Common Areas. All vehicles must have current license plates and be in operating condition.
13. Authorization for parking vehicles other than those specified in No. 12 herein, may be approved on a case by case basis by the Board of Directors.
14. All Owners and occupants shall observe and abide by all parking and traffic regulations, including assigned parking spaces, posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the vehicle owner's sole risk and expense.
15. All townhouse Owners are assigned one numbered parking space. Do not park in anyone else's assigned parking space. All unnumbered parking spaces are available for anyone to park in on a first come basis.

Trash Pick Up

16. All trash and recyclable containers must be kept on the side or back of the house/townhouse and not visible from the front.

17. If you live in a townhouse that sits directly on the parking lot, all trash (including regular household trash, recyclables, bagged leaves, bulk trash items, etc.) must be kept on your property. Place the trash on your property next to the sidewalk. If you live in a townhouse that does not sit directly on the parking lot, all trash (including regular household trash, recyclables, bagged leaves, bulk trash items, etc.) must be placed on the sidewalk in front of your assigned parking space. Do not completely block the sidewalk. No trash of any kind may be placed on the grassy common areas around the parking lots at any time.
18. No Owner shall put their trash out earlier than noon the day before the scheduled trash pick up.
19. After the scheduled trash pick up, all empty trash and recyclable containers must be removed within 24 hours. The Owner must pick up any spilled trash from their containers. The Owner must remove any bulk trash items not picked up by the City and put them out again the next scheduled bulk trash pick up day.