

EDGEWATER  
HOA



COMMUNITY  
GUIDELINES

REVISED MARCH 2006

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**EDGEWATER HOMEOWNER ASSOCIATION  
RULES GUIDELINES  
Revised March 2006**

The following rules and guidelines for Edgewater Homeowner Association have been set forth to expand upon and clarify the information found in the Declaration and Bylaws under which the Edgewater Property Owners Association operates. All residents are asked to support these Guidelines in order that the community will remain an attractive and harmonious place to live.

**GENERAL RULES**

These restrictions and covenants concerning the use and occupancy of the Edgewater properties shall run with the land and be binding upon every home owner, unit owner or occupant, as well as their family members, guests, and invitees.

These Guidelines may be amended or modified from time to time, as conditions change by the Board of Directors, without any prior notice.

- A. Use of Lots.** Each home shall be occupied and used exclusively for single-family, residential purposes and purposes customarily incidental to a residence. No Improvements may be constructed by an Owner on any Lot, until and unless the plans have been approved by the Design Review Board. All Improvements, excepting landscaping, shall be constructed no nearer the street on which a lot fronts than the platted set back line for such Lot, unless a variance to permit construction forward of a setback line has been approved by the appropriated governmental entity exercising jurisdiction over the property and by the Design Review Board.
- B. Use of Common Property.** All uses of the Common Property shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and enjoyment of the Owners and occupants of the home and unit and shall comply with the provisions of this Declaration, the laws of the State, and the Rules for Edgewater.
- C. Hazardous Materials.** Nothing shall be done or kept in or on any Lot, unit or parcel, or on any portion of the Common Property that is unlawful or hazardous, that might reasonably be expected to increase the cost of casualty or public liability insurance covering the Common Property or that will unreasonably disturb the quiet occupancy of any person residing on any other Lot.
- D. Signs.** No signs of any character shall be erected, posted or displayed upon the lot or common property except: (i) for one temporary real estate sign not to exceed six square feet in area advertising that such Lot/Home is for sale. No other signs are permitted and no signs are permitted in the Common Area.

**E. Animals.** No person may keep, breed, board or raise any animal, livestock, reptile, or poultry of any kind for breeding or other commercial purpose on any Lot or upon any part of the Common Element. All domestic pets shall be properly restrained and shall not be permitted to roam free or loose on the Lot other than on the Lot of the owner of such pet(s). No animal, including domestic pet, shall be kept on the Property if the size, type or characteristics of such animal constitute a nuisance, or which unreasonably interfere with any owner's right to the quiet enjoyment of his/her property. Proper Lot maintenance shall be required and is the obligation of the Lot owner to regularly remove pet waste from Owners Lot and common area.

**F. Nuisances.** No noxious or offensive trade shall be permitted on the Property within any dwelling located on the Property, nor shall any use be, made nor condition allowed to exist on any Lot which unreasonably disturbs or infers with the quiet occupancy of any person residing on any other Lot.

**G. Business.** No industry, business trade, occupation or profession of any kind may be conducted, operated or established on the Property, without the prior written approval of the Board. This provision shall not prohibit a "Home Office" use in connection with which no non resident employees are working on the Property and no customers, employees, subcontractor's park on the property.

**H. Storage Areas.** No open storage of any kind is permitted. No storage buildings of any kind are permitted, including without limitation, sheds or barns.

**I. Hotel/Transient Use.** No Lot may be used for hotel or transient uses, including uses in which the occupant is provided customary hotel services. All residential leases shall be in writing and are subject to the rules and Declarations.

**J. Vehicles.**

1. The Board shall be entitled to create and enforce reasonable rules concerning the parking of any vehicle permitted in the Common Property. In addition to its authority to levy Lot Assessments as penalties for the violation of such rules, the Board shall be authorized to cause the removal of any vehicle violating such rules.

2. No trucks, commercial vehicles, boats, trailers, campers or mobile homes shall be parked or stored on the street in the Subdivision, or on any Lot except in the enclosed structure shielded from view for any time period longer than forty-eight hours (48) in any thirty (30) day period. In addition, no automobile or other motor vehicle of any type or description which is not functionally or legally operable is permitted on the Lot or in front of any Lot within the community for a period longer than 7 days unless it is completely shielded from view within a permitted structure. Any vehicle so stored shall be considered a nuisance and the Board shall have the right and the authority to have the vehicle removed at the owner's expense.

3. The word "trailer" shall include trailer coach, house trailer, mobile home,

automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit use and occupancy thereof, or for storage or the conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "commercial vehicle" shall include and mean every type of motor vehicle which is designed and used exclusively for other than personal transportation of ten or fewer persons at one time. Vehicles larger than a ten passenger van are not presumed to be commercial whereas passenger cars, passenger vans, (full sized or mini vans), pick up trucks, SUV's and motorcycles are presumed to be designed and used for personal use vehicles.

**K. Trash.** All trash shall be placed in covered, sanitary containers, and stored either inside of a permitted structure or to the side or rear of Lot screened from view from the street or other Lot owners.

**L. Antennae.** Satellite dishes one meter in diameter or less may be installed upon approval and must be located in or on the rear of the home or located in a mulch bed in the rear of the home to minimize visibility from the street which the dwelling fronts.

**M. Street Trees.** Each Lot Owner shall care for and if necessary replace the street tree at the Lot Owners expense with a like type tree.

**N. Mailbox.** If the mailbox is damaged, destroyed or deteriorates, then, each Lot owner, as Lot Owner's expense shall repair or replace such mailbox with another of like kind, design, pattern and color as the initial mailbox. Owners may purchase replacement mailboxes through Capital Lighting at 614-841-1200.

**O. Yard Lights and Lamp Posts.** All yard lights and lampposts shall conform to the design and location standards set forth by the Declarant.

**P. Fencing.** The Design Review Board shall have the authority to establish standards according to which fencing and walls may be permitted in the Subdivision. All fencing must be approved in writing by the Design Review Board prior to the installation.

1. Fences should be constructed of wood, wrought iron, stone or brick. Certain styles of aluminum, plastic or vinyl may be approved. Dark painted wire mesh attached to the inside of an approved fence is permitted. Fences must be installed beauty side out. Wood fences must be stained a natural wood or painted to match the trim on the house. Fencing must be installed in a professional manner and maintained in a neat fashion. Chain link fencing shall not be permitted.

2. No fence shall be constructed in excess of forty two inches (42") above the finished grade; unless required by governmental regulation then only the minimum will be permitted. (**See Paragraph V. Variance**) The Design Review Board has the authority to grant reasonable variances and will approve fences up to forty eight inches (48").

3. Fences shall not be located closer to the street than parallel to the street and extending midpoint between the front and rear of the corners of the home.

**Q. Pools and Recreational Structures.** No above ground swimming pools shall be permitted upon any lot. This includes any pool extending 12" above the finished grade. All basketball hoops are to be pole mounted. All portable basketball hoops must be stored in the garage during overnight hours or when not in use. (Addendum A). All basket ball hoops either portable or permanent, trampolines and play sets must be approved by the Design Review Board.

**R. Other Structures.** No clothes lines, metal swings, storage tanks other than propane tanks for grills will be permitted on the Lot.

**S. Maintenance by Owner.** Each owner or occupant shall repair, replace and maintain in good order and safe sanitary condition at the Lot owner's expense. Lawn mowing shall be done on a regular basis throughout the mowing season. All mulch beds are to be kept free of weeds.

**T. Holiday Decorations.** Holiday lights and decorations are permitted. They may not be displayed before Thanksgiving Day, and must be removed by no later than January 10th of the following year. Other holiday decorations are permitted and may be displayed one week prior to the holiday and not more than one week after the holiday.

**U. Variances.** To avoid unnecessary hardship and/or to overcome practical difficulties in the application of the provisions of this declaration, the Design Review Board shall have the authority to grant reasonable variances for the provisions of the Article and for the architectural standards established pursuant to this Article, provided that the activity or condition is not prohibited by applicable law; and provided that in their judgment, the variance is in the best interest of the community or within the spirit of the standards of the Design Review Board.

## Addendum A Edgewater Homeowner Association

The Edgewater Homeowners Association will allow basketball hoops, play sets and trampolines on all lots located within Edgewater development as long as they meet the requirements that have been established herein by your Board of Directors and been granted written approval by the Design Review Board. Listed below are several web site addresses to review for pictures of approved structures:

### **Basketball Hoops**

- 1). Permanent Hoops are not permitted to be lighted.
- 2). Permanent basketball hoops should be located installed in a professional manner with all play conducted in the Lot Owner's drive way and Lot. Hoops shall not be installed in any easement or overhang or obstruct the street or sidewalk.
- 3). Portable hoops should be placed upon the drive with all play conducted in the Lot Owner's drive or Lot. Portable hoops are not to have the base secured by bags of sand, mulch or rocks. Portable hoops are not to be in the street, overhang the street or obstruct the sidewalk at anytime.
- 4). Portable hoops must be stored in the garage overnight. Portable hoops must be stored away when not in use from November 1 to May 1.

### **Trampolines**

- 1). Must be centered in Lot owner's back yard to minimize view from the street and to contain all play to the Lot.
- 2). Trampolines shall be stored out of site from November 1 to May 1.

### **Play Sets**

- 1). All play sets must be installed in a professional manner.
- 2). Play sets should be placed in the Lot so all play is confined to the Lot, centered directly to the rear of the home to minimize view from the street and to ensure all play is conducted in the Lot.
- 3). Play sets must be properly maintained or removed from the premises.
- 4). Metal play sets shall not be permitted
  - Recreations Outlet 614-792-3700 or [www.recreationsoutlet.com](http://www.recreationsoutlet.com)
  - Fortin Ironworks 614-291-4342 or [www.fortinironworks.com](http://www.fortinironworks.com)
  - Goalsetter Systems 800-362-GOAL or [www.goalsettersystem.com](http://www.goalsettersystem.com)