

**HUNTERS PARK PROPERTY OWNERS ASSOCIATION  
RULES AND REGULATIONS**

1. Homeowners are encouraged to park in their garage or driveway. If it is necessary to park in the street, an effort should be made to park at the curb in front of their own house. If there is not enough space in front of their own house, then they shall be permitted to park in front of a neighbor's house. Blocking of a driveway or front door entrance is prohibited. Parking is **NOT** allowed at the curb around the central common area referred to as the "ISLAND". Additional parking is available outside of the fence on Bobbitt.

**2. ANTENNAS:**

A. No exterior antennas, aerials, satellite dishes, or other apparatus for the reception of television, radio, satellite or other signal of any kind shall be placed, allowed, or maintained upon any Lot, which are visible from the front of a Home, any street, Common Areas or another Lot, unless it is impossible to receive an acceptable quality signal from any other location. In that event, the receiving device may be placed in the least visible location where reception of acceptable quality signal is possible.

B. Permitted: (I) satellite dishes, which are larger than one (1) meter in diameter; (ii) broadcast antenna masts, which exceed the height of center ridge of the roof line; or (iii) MMDS antenna masts, w2. In no event are following devices which exceed the height of twelve feet (12') above the center ridge of the roof line.

C. The Board of Directors of the Association may require painting or screening of the receiving device, which painting or screening does not substantially interfere with an acceptable quality signal.

D. No exterior antennas, aerials, satellite dishes, or other apparatus shall be permitted, placed, allowed or maintained upon any Lot, which transmit television, radio, satellite or other signals of any kind.

E. This section is intended to be in compliance with the Telecommunications Act of 1996 (the "Act"), as amended from time of time; this section shall be interpreted to be as restrictive as possible, while not violating the Act.

3. Yard decorations are allowed only in the current seasons. Holiday decoration must be taken down 14 days after the holiday.

4. Hedges or fence shall **NOT** extend beyond the front of the houses.

5. Any item placed in a position to be visible from the street is subject to approval or disapproval by the Architectural Control Committee.

6. Garbage shall **NOT** be set out prior to 6:00 P.M. on the day before pickup and return by 6:00 PM day of pick up.

7. Playing baseball is prohibited anywhere in the subdivision.
8. Ball games such as passing a football or volleyball are acceptable in the common area. However, kicking a football or soccer ball is **NOT** permitted.
9. Permanent basketball goals may be placed in backyard if is not visible from the street. Portable basketball goals may be used in the street in front of the owners house. Play sessions are to be terminated by 6:00 P.M. or when is dark, whichever is later (No later than 9:00 P.M. if is still daylight).
10. Motorized GO-Karts, Pocket motorcycles, or any gasoline powered non-street legal vehicles may **NOT** be operated in the Hunter's Park Garden Homes.
11. Property owners should respect the right of others to enjoy peace and quiet at all times. This is especially important for the hours between 10:00 PM and 6:00 AM such as "Loud music, loud parties and other loud activities between the hours of 10:00 PM and 6:00 AM are prohibited.
12. All porch lights must be gas and conform to the other lights on the front of the houses.
13. Any window covering other than white or cream must have Architectural Control Committee approval.
14. **MARKETING HOMES FOR SALES:** Homeowners and/or their Real Estate Broker representatives who are attempting to sell their home, may request that the subdivision gates be left open one weekend every 30 days Saturday and Sunday from 2:00 P.M. to 5:00 P.M. Other marketing efforts and "open houses" will require that the seller/salesperson meet and allow individual entry of each prospect. The request must be made 4 days in advance in writing.

November 4, 2009

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2. Satellite dishes are not allowed in or on the front of the houses. They must be placed in the rear or side of the house. Exterior antennas are not allowed. They must be placed in the attic.
3. Yard decorations are allowed only in the current season. Christmas decorations can be put up the week of Thanksgiving and must be taken down by the 2<sup>nd</sup> week in January.
4. Hedges or fences shall NOT extend beyond the front of the houses.
5. Any item placed in a position to be visible from the street is subject to approval or disapproval by the Architectural Control committee.
6. Garbage shall NOT be set out prior to 6:00 P.M. on the day before pickup.
7. Playing baseball is prohibited anywhere in the subdivision.
8. Ball games such as passing a football or volley ball are acceptable in the common area. However, kicking a football or soccer ball is not permitted.
9. Permanent basketball goals may be placed in backyards if not visible from the street. Portable basketball goals may be used in the street in front of the house of the owner. Play sessions are to be terminated by 6:00 P.M. or dark whichever is later (but no later than 9:00 P.M. if still daylight).
10. Motorized Go-Karts and Pocket motorcycles and gasoline powered non-street legal vehicles may NOT be operated in the Hunter's Park Garden Homes.
11. Loud music, loud parties, or other activities between the hours of 10:00 P.M. and 6:00 A.M. that will disturb the neighbors is NOT permitted.
12. All porch lights must be gas and conform to the other lights on the front of the houses.
13. Any window covering other than white or cream must have Architectural Control Committee approval.
14. **MARKETING HOMES FOR SALE:** Homeowners and/or their Real Estate Broker representatives who are attempting to sell their home, may request that the subdivision gates be left open one weekend every 30 days from 2:00 P.M. on Saturday and/or 2:00 P.M. to 5:00 P.M. On the subsequent day (Sunday). Other marketing efforts and "open houses" will require that the seller/salesperson meet and allow individual entry of each prospect. The request must be made 4 days in advance in writing.