

COLONIAL HILLS RULES AND REGULATIONS

Below are the rules and regulations for Colonial Hills. Furthermore General Use Restrictions are in Article III of the Covenants, Conditions, and Restrictions. It is recommended you review the General Use Restrictions as well as these rules.

Rule 1. Screening. Except for regular collection and disposal, no receptacles for rubbish, trash, garbage or other waste material or accumulations, or mechanical or other equipment, may be kept, stored erected or permitted anywhere within the Properties. All receptacles must be kept hidden from the street at the rear of the home. All air conditioner units must be screened from the street, through landscaping, fences or approved method by the Architectural Committee.

Rule 2. Dwellings. Only one dwelling may be constructed or installed on any Lot, of at least 1200 square feet exclusive of garages, carports, porches, and breezeways. All driveways and sidewalks shall be of masonry, or brick if approved by the Architectural Committee. All roofs shall be shingled. Attached carports, wood decks, patio covers, and other improvements must be approved by the Architectural Committee. An additional non habitable structure may be installed/constructed on the lot providing the structure is of the same materials as the dwelling or is in harmony with the dwelling and is approved by the Architectural Committee.

Rule 3. Temporary Structures. No structure of a temporary character, tent, shack, garage, barn or other outbuilding or any portion of the same, or any structure of any kind shall be constructed or parked on any Lot at any time, except for a construction shack, security trailer, temporary structure or temporary toilet during construction of a dwelling.

Rule 4. Vehicular Parking. Lot Owners shall park vehicles only in their garage or driveway. Only motorized wheeled vehicles approved below or in the rules and regulations shall be kept or parked on a concrete driveway on a Lot. Private automobiles of guests of the occupants may also be parked in such driveway or concrete parking area, and except further that other vehicles may be parked in such driveway or concrete parking area during such times necessary for service or maintenance of the dwelling or Lot or pickup and delivery service, provided permission for such parking is granted by the Lot Owner solely for the purpose of such service. No inoperative or unlicensed vehicles shall be parked, repaired or maintained anywhere on the Property. No overnight parking is permitted on the Common Areas, including streets, except in areas specifically designated by the Association's Board of Directors for parking. No boat, boat trailer, camper, mobile home, motor home, travel trailer, collector car, van or truck with a capacity in excess of one and one-half ton, trailer or other similar motor vehicle shall be permitted to remain on any lot or public street unless inside a garage or otherwise parked, stored or located in such a manner and location on a lot so as not to be visible from the public streets or neighboring lots.

Rule 5. Window Air Conditioners, Fans, and Solar Devices. Unless the prior approval of the Architectural Committee has been obtained, no window air conditioning units, window fans, exhaust fans, or solar heating devices shall be installed on any side or roof of a dwelling.

Rule 6. Signs. No signs of any type shall be erected on any Lot or displayed to the public on any Lot except a real estate sign as described below. A real estate sign shall contain only the notation "for sale", "for rent", or "for lease", the telephone number, and the name of the agent and/or real estate broker or "by owner", as applicable, and shall not be more than four square feet in area.

Rule 7. Aerials. No exterior radio or television mast, tower, pole, wire, aerial, antenna, dish or appurtenances thereto, nor any other exterior electronic or electric equipment, structures, devices or wires of any kind shall be installed or maintained on the exterior of any structure located on a Lot or on any other portion of a Lot, unless approved by the Architectural Committee. No satellite dish shall be permitted except those of less than one meter in diameter, and any such satellite dish must comply with standards of the Architectural Committee. The Architectural Committee created pursuant to Article VII shall adopt standards for the placement of such satellite dishes.

Rule 8. Electrical Interference. No electrical machinery, devices or apparatus of any sort shall be used or maintained in any structure located on a Lot which causes interference with the television or radio reception in any structures located on other Lots.

Rule 9. Animals. No animals, livestock, or poultry may be raised, bred or kept anywhere within the Properties, except that dogs, cats and other customary household pets, limited to a maximum of four (4), which do not affect adjoining properties in any way, may be kept upon any Lot so long as they are not kept, bred or maintained for any commercial purpose. Each Owner shall have the responsibility to clean up the waste produced by his or her pet immediately, and all pets shall be properly leashed and controlled in whatever manner is most practical whether it is located upon or off a Lot, and shall be subject to all applicable local ordinances existing at the time and rules and regulations.

The keeping of a dog or other pet on the Property is not a right of an Owner, but is a conditional license. This conditional license is subject to termination at any time by the Association upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence on the Property.

Rule 10. Nuisances/Trash No illegal, noxious, or offensive activity shall be permitted or carried out on any part of the Property, nor shall anything be permitted or done thereon which is or may become a nuisance or a source of embarrassment, discomfort or annoyance to the neighborhood. No trash, garbage, rubbish, debris, waste material, or other refuse shall be deposited or allowed to accumulate or remain on any part of the Property, nor upon any lands contiguous thereto. No fires for the burning of trash, leaves, clippings, or other debris or refuse shall be permitted on any part of the Property, except by the Developer. No bicycles, tricycles, scooters, wagons, carriages, shopping carts, chairs, benches, tables, toys, or other such items shall be parked or permitted to stand for any period of time on the streets or other portions of the Common Area, except in accordance with the Rules and Regulations.

Rule 11. Maintenance. Each Owner must repair, replace and maintain the roofs, gutters, downspouts, lawns, shrubs, landscaping, walks, fencing, exterior building surfaces, windows, doors, trim members, driveways, and other exterior improvements and attachments from time to time situated on such Owner's Lot. Each Owner's duty of maintenance includes any and all easement areas upon such Owner's Lot as set out in Article II, Section 3. No Owner may permit any waste to the exterior portions of such Owner's Lot. Each Owner must make all repairs, maintenance and replacements necessary to attachments and appurtenant driveways, if any, in a safe, sanitary and reasonably attractive condition. All exterior surfaces shall be kept clean and free of all mildew. Should an Owner fail to meet the minimum standards for maintenance, then the Association may perform or have performed the necessary required maintenance and thereafter specifically assess such Owner for such costs pursuant to Article VI, Section 4 hereunder.

Rule 12. Fences. Only wood stockade fences shall be permitted with the approval of the Architectural Committee. The Architectural Committee created pursuant to Article VII hereof shall adopt uniform standards for the design and placement of fences. All fences shall comply with County regulations and be subject to review by the Architectural Committee as provided in Article VII. No fence shall be placed any closer to the street than the rear wall of the dwelling.

Rule 13. Basketball / Recreation Equipment. Basketball hoops, backboards, or pole structures shall not be permitted unless approved by the Architectural Committee. All exterior recreation and play equipment, including but not limited to basketball goals, swing sets, jungle gyms, tennis courts, soccer goals, etc. shall not be permitted without the written approval of the Architectural Committee. In reviewing such applications, the Architectural Committee insure the materials of said equipment shall be a solid color or clear and be void of advertisement. The Board of Directors may require Basketball or Recreation Equipment be removed if it disturbs the neighbors.

Rule 14. **Clotheslines.** No clotheslines or devices for the air-drying of clothing may be constructed in any location on a Lot which is visible from any street, or without approval from the Architectural Committee.

Rule 15. **Swimming Pools.** In ground pools are permitted with the approval of the Architectural Committee. Above ground pools may be permitted with the approval of the Architectural committee. A screen enclosure or fence must be used to enclose all pools. Pool and enclosure construction are subject to review by the Architectural Committee pursuant to the terms of Article VII.

Rule 16. **Window Treatments.** No reflective foil, sheets, newspaper or other similar material shall be permitted on any windows or glass doors. Drapes, blinds, verticles and other approved window covering visible from outside a residence shall have white, beige, or similar approved light color.

Rule 17. **Firearms.** The use of firearms within the property is prohibited. This includes BB guns, pellet guns, paint guns, bow and arrows and all other firearms.