



Douglass Landing Home Owners Association

Rules and Regulations

Amended March 11, 2013

Section 1 - LANDSCAPING and YARDS (*FINE SCHEDULE "A"*)

- 1.1 Lawn ornaments and exterior decorative objects such as fountains, bird baths, gazing balls and garden sculptures are permitted, sparingly and within reason at the discretion of the Architectural Review Committee and/or Board of Directors.
- 1.2 Holiday Decorations shall be removed within 30 days after the respective holiday.
- 1.3 Barbecue Grills storage shall be restricted to the rear of the property and adjacent to the house. They may not be stored in the exterior areas in front or sides of the property.
- 1.4 Exterior Furniture must be designed and intended for outdoor use.
- 1.5 Garage doors are to remain closed except when resident is present, working in the yard, washing cars, etc. They are not to be left open for extended periods of time.
- 1.6 No signs are to be placed in yards or windows except standard size "for sale" or "for rent" real estate signs, security system signs. Signs that promote a candidate for nomination or election, or which advertise the support or defeat of any question submitted to voters in accordance with State law, may be erected and displayed for a period beginning thirty (30) days before a primary election, general election, or vote on the proposition, and ending seven (7) days after the primary election, general election, or vote on the proposition.
- 1.7 Children's recreational equipment shall be restricted to the rear of the property and stored nightly.

Section 2 - NOISE and PROPERTY USE (*FINE SCHEDULE "A"*)

- 2.1 No large gatherings, parties, etc are to be held in front driveways or garages without prior written approval of the HOA, with a limit of 2 such gatherings per address per calendar year. The exception to this is organized HOA Community or Block parties and gatherings. All gatherings, parties, etc. are encouraged to be held in the rear of the property.
- 2.2 Any outdoor gathering or activity is not to create, cause, or permit to be made or continued any excessive noise that is audible beyond 50 feet of the property. Noise that can be considered a nuisance to neighboring properties is to cease immediately. All

gatherings and loud activity must cease by 8:00 p.m. Sunday through Thursday, and 10:00 p.m. Friday and Saturday.

- 2.3 No noxious trade or activity shall be carried on upon any lot or within any dwelling, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the Community or other residents.

Section 3 - PETS (*FINE SCHEDULE "A"*)

- 3.1 Pet Limits. HOA documents set a limit of two (2) dogs and/or cats per home (for example, two dogs, two cats, or one dog and one cat).
- 3.2 Pet Waste. All owners and tenants are required to pickup after pets. If a pet owner allows his pet to defecate anywhere in the community including in his own back yard, he or she is required to remove the leavings and dispose of them at home. The accumulation of pet leavings in the backyard is prohibited, due to the threat to the community of the unsanitary condition this creates. No pet owner may allow his pet to enter another's property without permission, regardless of whether the pet is on a leash or not.
- 3.3 Walking Pets. All pets must be leashed when outside, in accordance with Town of Easton law.
- 3.4 Unattended Pets. Pets may not be tied up and/or left unattended outside, either on the homeowner's property or in the common areas. The right to keep a pet is subordinate to the right of other homeowners not to be annoyed by the pet. Dogs that continuously howl or bark, whether inside or outside the home, constitute a nuisance to neighbors. The By-Laws require the HOA to take action to prevent such disturbances. Pet food may not be left outdoors unattended. This attracts rats and other rodents and is a hazard to the community.

Section 4 - RENTAL PROPERTIES (*FINE SCHEDULE "B"*)

- 4.1 Leasing. There is no restriction with regard to homeowners leasing their individual units; however, all leased units remain subject to the governing documents of the Association and the rules and regulations regarding occupancy as set forth by The Town of Easton. Homeowners leasing their property are fully responsible for the actions of their tenants and will be held accountable by the Association for any violation of the Association's rules and regulations, and/or damage to any part of the common area. Tenants shall be subject to all of the rules and regulations of the Association and ordinances set forth by The Town of Easton. Homeowners will be responsible for providing tenants with copies of the Association's documents in their entirety. Persistent or extreme failure by a homeowner's tenant to comply with the Association's documents may be grounds for the Association to request and pursue termination of the lease.

- 4.2 All properties are intended for single family occupancy. Owners are not to lease any residence to more than two unrelated adult individuals. No tenant may sublease any part of a residence for any reason.
- 4.3 Without exception, all owners renting their properties will perform the following within 30 days of renting a property:
- Obtain a Rental Housing License from the Town of Easton
 - Provide to the Property Management firm a copy of:
 - Rental Housing License
 - Signed and executed Rental./Lease Agreement with tenant, including all names, telephone numbers, and email addresses of tenants
 - Owner statement confirming that a copy of the HOA Declaration has been provided to the tenant, that tenant has been made aware of all HOA rules & regulations, and the mutual responsibility of both owner and tenant to comply

Section 5 - TRAFFIC and VEHICLES (*FINE SCHEDULE "A"*)

- 5.1 Speed limit. Drivers in the community are encouraged to not exceed a Speed Limit of 20 MPH on all town streets in our community. Speed limit of 15 MPH or less should be observed in alleys and parking areas. Be careful for our children please.
- 5.2 Vehicle storage and repairs. No junk or inoperable vehicle, vehicle larger than a ¾ ton truck and/or with more than 2 axles and not to exceed 4 wheels, trailer, motor home, camper, commercial vehicle with ladder racks, tool boxes, boats or other similar equipment or machinery of any kind or character (except for such equipment and machinery as may be required customary and usual in connection with the use, operation and maintenance of the Common Area) shall be kept upon the property including streets, driveways and lots, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. The term "commercial vehicle" does not include automobiles, vans, mini-vans and pick-up trucks even if such vehicles feature a company name, slogan or logo. Vehicles without license tags/registration are not allowed anywhere in the community.
- 5.3 No All Terrain Vehicles (ATV's), off road motorcycles, or any other similar motorized off road vehicles of any kind shall be allowed on any of the Common Areas other than roadways (as may be permitted by the Town of Easton ordinances), with the exception of maintenance vehicles being used to maintain the Common Area on behalf of the Association or any Governmental agency that has the right to enter upon the Common Area.

Section 6 - TRASH and GARBAGE (*FINE SCHEDULE "A"*)

- 6.1 Trash and Garbage containers shall not be permitted to remain in public view, except on days of trash collection. Per Town Code, all trash and garbage is not to be placed curbside prior to 4:00 p.m. on the day before pickup. All trash must be placed in appropriate containers with lids. No trash is to be placed curbside in plastic bags only.

All containers must be removed from the curb and placed out of public view as soon as possible after pickup.

- 6.2 Pickup of bulk material is to be scheduled ahead of time with the Town of Easton. Bulk material will not be picked up as part of the regular trash schedule. No bulk material is to be placed curbside prior to 4:00 p.m. the day prior to the scheduled pickup.
- 6.3 Recognizing the challenge of the new Town of Easton oversized receptacles for both trash and recycling and that some residents may be obliged to keep them outside, it is required that any receptacle (either trash or recycling) which is kept outside must be behind the home, as close to the home exterior as possible, and the lid restrained with a bungee cord or other such method as will secure the lid from blowing open and refuse blowing through the community.

Section 7 - ARCHITECTURAL STANDARDS (*FINE SCHEDULE "B"*)

NOTE: Owners are reminded that any and all changes to the exterior property and landscaping require approval from the HOA Architectural Review Committee (ARC). Failure to submit an ARC application may result in a fine in addition to any fines related to unapproved alterations or changes.

- 7.1 Patios are encouraged to be stone, slate, or exposed aggregate concrete pavers. Concrete pavers may be used but must remain neutral in color. Painting of concrete is not permitted. Colored concrete is permitted on rear patios, but must be approved prior to installation.
- 7.2 Awnings installed in the front of the home are prohibited. Awnings installed in rear yards require an application. Window awnings, whether in front or rear yards, are prohibited. Only retractable awnings will be considered. Retractable awnings must be in colors that blend into the surroundings.
- 7.3 Fences are subject to approval, but are encouraged to be wood. For townhomes, the "shadow box" style fence is preferred as it looks the same on both sides.
- 7.4 Exterior lighting fixtures should be 100 watts or less for most applications. High wattage commercial type fixtures are not acceptable. Unobtrusive building mounted fixtures are preferred. Low level landscape or garden lighting should be used sparingly. Such lighting must be incorporated into plantings or mulch beds for ease of mowing, and will not be allowed to be placed along driveways or walkways.
- 7.5 Security floodlights should be used with discretion in rear yards only. Lights should be directed downward so as not to adversely impact adjoining properties. Sodium or mercury vapor, quartz and other non-incandescent varieties of lamps are not acceptable.

COMMUNICATIONS PLAN

Effective communication helps to establish harmony in the community. The more effective the communication, the more successful will be the management of the association. Potential buyers or tenants should be directed to the www.douglasslanding.org website in order to become familiar with the Community Documents, Covenants and Rules and Regulations. Owners and residents should be encouraged to become involved and participate in the Association.

The HOA will establish the use of a “Welcome Letter” for new homeowners that provides a brief explanation of:

1. How our Association works.
2. The name and contact info for the Management Company.
3. A list of documents that the new owner should have received at closing.
4. An explanation of the quarterly assessments, when assessments are due and how/where to send payments.
5. Details of when the Board meets and how to contact the Board.

Homeowners and residents issues and concerns should be encouraged to be submitted to the Board or Management in writing.

FINES

Pursuant to By-Laws Article VIII, the Board shall have the express power to impose fines for violations by owners of the Declaration, or the Rules and Regulations. Fines for violations by tenants or guests shall be imposed on such owner. Each day any such violation continues shall be deemed to be a separate such violation. Any fine imposed by the Board for a violation shall be a lien levied against the owner’s lot. Any such lien for the payment of a fine shall be subject to the provisions of Section 16 of Article XII of the Declaration as if such lien were a lien for a maintenance assessment.

Summary of Fine Procedure: *(refer to By-Laws for complete procedure)*

1. A violation will result in a letter from the Board requesting remedy to the violation within a required time period of not less than ten (10) days.
2. Failure to remedy the violation within the allotted time may result in a fine being assessed.
3. A letter will be issued by the Board advising that a fine by the Board is pending and the violating owner will be afforded the opportunity of a hearing at the next regularly scheduled board meeting prior to the imposition of the fine.

Fine Schedule “A”

Any violation to the Declaration or Rules and Regulations will be fined at the rate of \$25.00 per the first incident. Any repeat violation within a six (6) month period will escalate the previous fine by double.

Fine Schedule “B”

Any violation to the Declaration or Rules and Regulations will be fined at the rate of \$100.00 per the first incident. Any repeat violation within a six (6) month period will escalate the previous fine by double.