

RED FOX RULES AND REGULATIONS (Adopted 11-23-20)

Leases - Owners shall provide the names of any tenants or other occupants of the Unit, their contact information, and vehicle description and registration information to the management company within 10 days of the execution of the lease, per 10.3 of the Declaration.

Maintenance - All maintenance requests must be submitted to the property management company. Per 8.1 (b)(i) of the Declaration (p. 28), Owners are responsible for maintaining glass in doors or windows, screened surfaces, patios, decks, garage doors, doors, door frames or hardware.

Association Trees - Hammocks, swings, slacklines and other similar items are not permitted to be attached to any tree maintained by the Association.

Trash containers - Trash & recycle containers may be placed outside individual garages the evening before the designated pick-up day and must be removed by nightfall of the pick-up day. At all other times, the containers must be screened from public view.

Parking - Owners and tenants should park in the Unit's garage. No parking is permitted in any of the alleys or in a manner that blocks ingress or egress to a garage. Violators are subject to tow at owners' expense.

Fires - Outdoor wood fires are prohibited.

Pets - All pets must be on a leash when outside a residential dwelling. Pets are not permitted to be restrained outside a residential dwelling without the Owner or keeper being present. The Owner or keeper of any pet shall be responsible for immediate pick-up, removal and proper disposal of the pet's waste from any portion of Red Fox Meadow including patios and common areas, and for insuring that the presence of a pet does not violate the Quiet Enjoyment provisions of Section 10.7 of the Declaration.

Garages - Owners and occupants should use the garage for parking. All bicycles, skateboards, scooters, recreational equipment and similar items shall be stored in the garage. Garage doors must be kept closed except during ingress and egress to the garage. Owners shall provide a garage door opener to each tenant.

Outdoor furniture - Furniture placed outside of a unit must be specifically manufactured for outdoor use.

Outside Storage – Outside storage is not permitted.

Holiday Displays - Holiday decorations must be removed no later than two weeks after the holiday.

CLARIFICATIONS

Responsibility for privately planted trees- (confirmed 7/7/2022)

1. The Board will assume responsibility for all trees currently planted in the neighborhood.
2. An ARC application must still be applied for, prior to any new tree plantings.
3. New tree planting can only be carried out if there is formal approval of an ARC application for that specific planting.
4. The responsibility to maintain any privately planted, and as such, privately owned, tree or trees, on a specific property in the future, will remain the responsibility of the current or future owners of that property. If the Board determines some action needs to be taken, the Owner must present a proposal to the Board, the Board will have the right to make suggestions, and the Board will have the final say on the action to be taken, all at the Owner's expense.

ADDITIONAL GUIDELINES

Red Fox Meadow Homeowners Association Design Guidelines: Adopted February 17, 2014.

1. These Guidelines supersede any previously adopted guidelines. If questions of judgment or interpretation arise concerning this document, the decision of the ARC shall be final.
2. These Guidelines are supplemental to and do not in any way alter the provisions and requirements contained in other governing documents of the Association including the Declaration of Covenants, Conditions, and Restrictions for Red Fox Meadow, dated May 23, 1996 (Covenants) and the Plat, as well as governmental laws and regulations (collectively referred to as the Governing Documents). In the event of any inconsistencies between these Guidelines and the Governing Documents, the Governing Documents shall control. Unless otherwise defined, the terms and phrases used in these Guidelines are as defined in the Covenants.
3. Items listed in Section 8.1(b) of the Covenants that are required to be maintained by the Association are not subject to change by the Unit Owner and the ARC has no jurisdiction over such items.
4. Installation of or changes to items listed in Section 8.1(b) of the Covenants that are expressly excluded from the maintenance obligation of the Association (i.e., glass in doors or windows, screened surfaces, patios, decks, doors, door frames and hardware) and fences, railings, landscape plantings, and anything installed outside a Unit, whether or not attached to the Unit, must be approved in advance by the ARC.

5. Any proposal required to be submitted to the ARC should be consistent with the aesthetic harmony of the surrounding area, including the size, shape, and material of similar structures and items in the area.
6. The Unit Owner must agree to the conditions on the ARC Improvement Request form.

Red Fox Meadow Homeowners Association New Garage Door Design Guidelines: Revised February 15, 2018.

1. Traditional Raised Panel Door with no arch, similar to all the other doors in the neighborhood.
2. No Windows.
3. Color same as original door on the unit. The Association will supply and paint the garage door.
4. No decorative hardware.
5. Architectural Control Committee approval required per Article IX of the neighborhood covenants.
6. Owners are encouraged to consider the baked on enamel garage doors that are available from the factory and do not have to be painted in the future.