

Parkhill Place POA
Rules and Regulations

A. Residential Use

- Homes may be used for **single-family use only**.
- No commercial occupation or activity is permitted without Board consent (unless allowed for Declarant).
- Temporary guests are permitted as long as they do not create unreasonable noise or annoyance.
- Only **one Home** may be built on a Lot.

B. Nuisances

- No obnoxious or offensive activity is allowed on any Lot or in any Home.
- No activity may become a nuisance or unreasonable annoyance to any Owner.
- No activity may interfere with the peaceful possession or proper use of Homes or the surrounding areas.
- No trade, business, profession, or other non-residential use may occur in a Home without Board consent.
- Owners may lease their Home, but tenants must comply with all restrictions.
- **No loud noises or noxious odors** permitted from any Lot or Home.
- **Prohibited without prior written approval:**
 - Horns, whistles, bells, or similar sound devices (except security devices).
 - Noisy/smoky vehicles.
 - Large power equipment.
 - Large power tools.
 - Unlicensed off-road motor vehicles.
 - Any item that interferes with TV or radio reception.
- Any such devices or items cannot be located where visible to other Owners without prior written approval.

C. Outside Storage of Personal Property

- Personal property must be kept inside the Home, garage, or fenced/walled-in yard.
- Exceptions: patio furniture and accessories.
- Any personal property commonly kept outside must:
 - Be placed **in the rear of the Lot**,
 - Be **neat in appearance**,
 - Be **in good condition**.

Parkhill Place POA
Rules and Regulations

D. Parking and Vehicular Restrictions

- Only **automobiles constructed as private passenger vehicles** with permanent rear seats and side windows may be parked within the Property overnight **without Board consent**, unless parked within an enclosed garage.
- **Prohibited overnight (outside a garage):**
 - Vehicles with commercial lettering (unless otherwise permitted),
 - Trucks,
 - Recreational vehicles,
 - Campers,
 - Trailers,
 - Boats,
 - Aircraft,
 - Motorcycles,
 - Any vehicle other than a private passenger vehicle.
- No overnight parking on:
 - Streets,
 - Lawns,
 - Areas other than driveways or garages, unless Board consent is obtained.
- Governmental agencies enforcing law may park when performing duties.
- Restrictions do **not** prohibit:
 - Temporary commercial vehicles making deliveries or service calls.
 - Parking of private passenger vehicles used in an Owner's business, **provided commercial lettering is limited** to the front doors only.
- All vehicles must:
 - Be in **good condition and repair**,
 - Have a **current license plate**,
 - Be operable on their own power.
- **Major repairs** may not be made on the Property.
- ATVs and similar vehicles may not be operated on or parked overnight outside a garage.
- Motorcycles must:
 - Be licensed for street use,
 - Have proper muffling equipment,
 - Not create unreasonable annoyance.

E. No Improper Uses

- No improper, offensive, hazardous, or unlawful use of any Home or Lot is allowed.
- No action may cause embarrassment, discomfort, annoyance, or nuisance.
- All laws, zoning ordinances, and governmental regulations must be observed.
- Violations must be corrected at the **Owner's expense**.

Parkhill Place POA
Rules and Regulations

F. Trash and Other Materials

- Owners must pick up all garbage, trash, and refuse on their Lot.
- No Owner may dump trash or materials on any portion of the Property.
- Trash to be collected may be placed at the curb **after 5:00 p.m. the day before collection.**
- Trash containers must be removed on collection day.
- Trash facilities/containers must be:
 - Stored inside a Home or fenced-in area,
 - Screened from view,
 - Kept neat and sanitary.
- No noxious or offensive odors permitted.

G. Leases

- No portion of a Home (except an entire Home) may be leased.
- All leases must:
 - Be in writing,
 - Permit the Association to terminate a lease upon tenant default,
 - Require tenants to follow all Covenants and rules.
- Leases less than **6 months** require Board approval.
- Owners are jointly and severally liable for tenant actions.
- Copy of each lease must be delivered to the Association prior to occupancy.
- Each lease is subordinate to any lien held by the Association.

H. Temporary Buildings

- No tents, trailers, shacks, or temporary buildings may be constructed or placed on the Property except:
 - For construction,
 - Development,
 - Leasing or sales activities.
- No temporary structure may be used as a Home.

I. Garages

- No garage may be permanently enclosed so that it becomes unusable for parking.
- No garage intended for vehicle parking may be converted to living or storage space.
- No garage opening may be screened without Committee consent.
- Garage doors must remain closed when not entering/exiting.

Parkhill Place POA
Rules and Regulations

J. Animals and Pets

- Only **common domesticated household pets** permitted.
- Maximum of **three (3)** pets per Home without Board consent.
- No breeding or commercial animal operations.
- Prohibited animals: livestock, reptiles, poultry, pit bull dogs.
- Pets may not be a nuisance or annoyance.
- Owners must clean up pet waste immediately.
- The Board may:
 - Make additional rules,
 - Require leashes outside fenced yards,
 - Designate pet relief areas.
- Owners are responsible for all damage or injury caused by their pets.
- Association may require removal of any pet violating this section.
- Pets must be indemnified by their Owners.

K. Additions and Alterations

- No Home may be enlarged or altered without **prior written approval** of the Committee.
- Includes all exterior improvements, painting, staining, or varnishing.
- Approval may be withheld for aesthetic reasons.

L. Increase in Insurance Rates

- No Owner may engage in any action that increases the insurance rates on any portion of the Property.

M. Air Conditioning Units

- Only **central AC units** permitted.
- No window, wall, or portable AC units.
- No AC or heating equipment may be installed on/attached to the front wall of any Home.

N. Clotheslines and Outside Clothes Drying

- No clotheslines or clothes poles permitted.
- No outside clothes drying allowed except when mandated for energy conservation by governmental authorities.

Parkhill Place POA
Rules and Regulations

O. Outside Antennas and Satellite Dishes

- No antennas or satellite dishes allowed unless:
 - Diameter \leq 18 inches,
 - Screened from public view,
 - Located behind the Home or attached to the rear roof,
 - Not visible from the street,
 - Committee has approved the location and screening.

P. Flagpoles

- No flagpoles or decorative banners allowed unless Board-approved.
- Freestanding detached flagpoles require prior written approval.

Q. Garbage Containers, Oil & Gas Tanks, Air Conditioners

- Garbage containers, AC units, oil/gas tanks, bottled gas tanks, and pool equipment must be:
 - Underground, or
 - Placed in walled-in or landscaped areas approved by the Committee.
- They must be substantially concealed or hidden from view.

R. Signs

- Signs permitted only if placed by Declarant.
- Owners may place **one (1) “For Sale” or “Open House” sign**, max size 6 sq. ft.
- No other signs without Committee consent.

S. Window Treatments

- Window treatments must be:
 - Drapery, blinds, decorative panels, or tasteful coverings.
- Prohibited:
 - Newspaper,
 - Aluminum foil,
 - Sheets,
 - Temporary coverings except for one week after move-in or during cleaning/repair.

Parkhill Place POA
Rules and Regulations

T. Surface Water Management – Wetland Areas

- No Owner may damage or alter surface water management or drainage.
- Prior written approval required from Committee and any governmental authority for:
 - Excavating,
 - Filling,
 - Construction,
 - Landscaping,
 - Placing structures,
 - Tree or shrub removal.
- No native vegetation in wetland areas may be removed.
- No additional vegetation or landscaping may be added in Lagoon/Wetland areas.
- Owners must direct questions about allowed activities to the Committee.
- No building or activity may be performed in wetland or upland buffer areas without approvals.

U. Swimming Pools

- No swimming pools, spas, or similar structures may be installed without consent of the Committee.

V. Fences and Walls

- Plot plan required showing fence location, height, and type.
- Committee must approve all fences and walls.
- No fence may be constructed:
 - In front of the Home's front line,
 - Without approval if over a drainage or utility easement.
- Committee approval does not imply approval of governmental authorities.
- Owners hold Association/Declarant harmless for governmental denials.

W. Mailboxes

- No mailboxes permitted except those originally installed by Declarant unless Committee approves changes.

X. Damage and Destruction

- If a Home is damaged or destroyed, Owner must repair and restore as soon as practical.
- Improvements must be restored to prior condition unless Committee approves otherwise.

Y. Subdivision and Partition

- No Lot may be subdivided without prior written consent of the Committee.

Parkhill Place POA
Rules and Regulations

Z. Use of Lagoons and Ponds / Waterfront Lot Restrictions

- Lagoons/Ponds used only for water retention and drainage; **no recreation** (swimming, boating, fishing).
- Waterfront Lot Owners prohibited from:
 - Using Lagoons/Ponds for irrigation.
 - Building any boat house, dock, building, landing, mooring pile, pier, or ramps.
 - Increasing Lot size by filling in water.
 - Digging canals or excavating waterways.
 - Altering waterfront slopes

AA. Certain Rights of Declarant

- Declarant is exempt from all restrictions, terms, and conditions of Article XI.