

## **Cornerstone at Georgetown Townhome Owners Association Rules & Regulations Revised 2024**

### **Authority and consistency:**

The Board of Directors of the Cornerstone at Georgetown Townhomes Association has the authority to establish rules and regulations for the Association and the means for enforcement. However, if there is a bona fide conflict between any rule or regulation and any Bylaw, Covenant or Declaration, the applicable Bylaw, Covenant or Declarations shall prevail.

### **General Rules:**

1. Homeowners are personally responsible and liable for any damages to the property including buildings, fencing, landscaping, lighting, or equipment caused by any homeowner and/or their guest(s).
2. Personal property may not be left in the driveways, sidewalks, or any common area. This includes toys, bikes, and equipment of any sort.
3. No charcoal grills, oil fryers or wood/charcoal smokers or Fire Pits are allowed.
4. Gas/electric (only) grills and smokers are allowed on property and must be kept from any building or fence while in use or hot to touch. Grilling inside garage area is prohibited. Damage caused by grills or smokers will be repaired at the homeowners expense.
5. Discarding of tobacco products in common areas of buildings is strictly prohibited.
6. Fireworks on Cornerstone at Georgetown property are strictly prohibited.
7. Commercial childcare and commercial businesses are not permitted on the property.
8. For the safety of all homeowners and their guests, driving speed on the property streets shall not exceed fifteen (15) miles per hour.

### **Homeowners' Unit Care Responsibilities:**

1. Pest control
2. Storm doors, windows, screens, garage doors, decks, patios and any approved additions shall be kept debris free and in good condition.
3. Areas around property unit shall be kept free of debris, i.e. trash, weeds, etc.
4. Heating and cooling systems
5. Electrical outlets servicing the individual units, inside and outside units along with service to garages.

### **Association Dues Payments and Assessments:**

1. Association dues are due on the first day of each month. A late fee of \$25.00 will be assessed on the 15<sup>th</sup> of each month if not received in management office.
2. Any assessments in the arrears over 60 days will be turned over to an attorney for collection with all fees and expenses at the cost of the homeowner.

### **Association Annual/Special Meetings:**

1. All homeowners will be required to attend the annual members meeting or special meetings called by the Board of Directors. Homeowners must submit a proxy if they are unable to attend the meeting. Failure to attend the annual members meeting or submit a proxy will result in a \$25.00 fine, payable within 30 days of meeting.
2. All homeowners holding title deed for their unit are allowed to attend any board meetings.
3. No renters shall attend any meeting called, to represent an absent unit owner.

### **Trash/Recycling:**

1. Trash/recycling containers may be stored in garage or on the side of the building, which must be on a hard surface. No containers may be stored in common grass areas.
2. Trash/recycling containers may be placed on the street one day before pick up and must be returned to designated area within 12 hours of pick up.
2. All bags must be secured.
3. Disposal of large items is the responsibility of the homeowner. Large items such as furniture, appliances, tires, carpet and brush are to be disposed of properly.

### **Architectural Control and Maintenance:**

1. No Owner shall build or erect any permanent structure or object, paint, decorate any building, or in common areas, without prior written approval of the Board of Directors.
2. Patio or outdoor furniture designed to be used in outdoor spaces is allowed on back patio only. Folding lawn chairs ONLY may be placed on front porch areas but must be removed when not actively in use. **Revised 9/16/204**
3. Window/door covering permitted include: blinds, shades, draperies, curtains, indoor shutters or the like customarily used for such purposes. NO other coverings, such as bed sheets, towels, newspapers, paper, or any other material is permitted.
4. No sheets, towels, bedspreads, rugs, clothing, or other household items will be hung, placed, or stored on any fence, deck, patio, or in common areas.
5. No clothes poles or lines will be installed or maintained at any time on the exterior of any unit or upon any common areas.

### **Exterior Repairs:**

1. The Association will not pay for unauthorized repairs. Owners must notify the Association first, to obtain permission for repairs/replacements.

### **Fencing:**

1. No fencing or change in fencing may be erected on property without prior approval by the Board of Directors.
2. Vinyl fences surrounding patios or walks must be maintained by unit owner. Shared fencing will be maintained by Association unless given written notice.

### **Landscaping:**

1. No digging or planting on the grounds by an individual homeowner is permitted without Written approval by the Board of Directors.
2. Plantings or landscaping around the unit must be encased with edging. Lawn care services will not be responsible for damages to edging, plant materials, or personal items placed in landscaped areas or common areas.
3. Any damage to the property or disruption of service resulting in the penetration of the ground by these items will be immediately rectified by qualified professionals and will be the financial responsibility of the individual homeowner causing the damage or disruption.
4. Flowers and plants shall be limited to pots on the patio or balcony and shall not impede walking paths to the unit.
5. Homeowners are required to keep clean from debris around the perimeter of their unit.
6. Homeowners wishing to maintain landscaping around their unit must sign a landscape waiver.

**Garages:**

1. Owners will use only the spaces allocated to their respective units.
2. Garage doors will be kept closed at all times unless the garage is actively in use.
3. Owners are prohibited from storing any of the following items in garages: flammable materials or liquids, any combustible materials, materials identified with hazardous material labels, compressed gases. Standard fuel for outdoor cooking grills is allowed.
4. No maintenance or repairs to vehicles are allowed in driveways or parking spaces on premises is allowed.

**Parking:**

1. Owners may park their vehicles in the garages or on the driveways of their respective units.
2. Owners may park their vehicles in community parking spaces but may not use these spaces for storage of vehicles.
3. No vehicle may park on the streets that obstruct the roadway or driveway of any unit at any time.
4. No trailer, commercial vehicle or truck, house or camping trailer, boat, or any type of recreational vehicle may be parked or stored in any parking space, including driveways, street or visitor parking at any time. The only exception is that a recreational vehicle may be parked in the resident owner's driveway for not more than 24 hours for necessary loading and unloading.
5. Any illegally parked, (including vehicles without current tags) abandoned, disabled (including flat tires), or non-operative vehicles on property will be towed at owner's expense.
6. Any vehicle or any other item violating any these rules and regulations may be towed or removed at the owner's expense and with prior verbal or written notice to the owner.

**Noise:**

1. No noxious, offensive, hazardous, or annoying activities shall be carried on upon any part of the property, nor shall anything be done or placed on or in any part of the property that is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others.
2. Noise from car horns, motors, mufflers, stereo systems (inside or out), and/or alarm systems will not be tolerated.

**Pets:**

1. Residents/owners will be permitted to have no more than two (2) dogs; or one(1) dog and one (1) cat; or two (2) cats per unit, provided that no pet will weigh more than twenty (25) pounds each at full growth.
2. Pets must be registered and vaccinated according to City, State, and County ordinances.
3. All pets will be on a leash at all times and accompanied by the owner or responsible party when outside the unit and on Cornerstone at Georgetown property.
4. Homeowners with pets shall be responsible for caring for their pets in such a way as to keep them from becoming a nuisance (including barking and aggressive behavior) to others.
5. Pet owners shall be responsible for cleaning up after their pets and disposing of any waste in a timely and responsible manner, whenever the pet is outside the owner's unit.
6. If Association is required to cleanup animal waste the homeowner will be responsible for reimbursing the Association.

7. All service animals (ADA) and assistant animals (HUD) must be in compliance. Owner may request a reasonable accommodation informational packet to be completed and presented to Board for approval.

**NOTE: INFRACTIONS OF THE PET RULES IS SUBJECT TO A FINE ASSESSMENT OF \$25.00 PER DAY.**

**Satellite Dishes/Antennas/Radios:**

Before a satellite dish is installed, a satellite agreement with conditions must be signed prior to installation. This form can be obtained by the management company upon request.

1. Homeowner is responsible for all damage to the common property.
2. The Association shall not be liable for any damages due to dish installations.
3. Homeowner's must carry liability insurance for satellite dishes.
4. No antennas are allowed to be erected on the outside of premises.
5. No satellite dishes/Antennas/Radios will be permitted on the roofs of the buildings at any time.
6. Homeowner is responsible for removal of dish at termination of their service or selling of property.

**Rental/Leasing:**

1. In order to protect the integrity of the development and to insure that those persons residing have similar proprietary interest in their Townhome, no Townhome shall be leased or rented to any person not having an ownership unless and until the unit has been occupied for a period of one year by the Owner.
2. No Townhome shall be leased or rented for a period of time less than one year and can only be rented once.
3. A copy of the Rules and Regulations must be provided to lessee by the unit owner.
4. A copy of the lease, a rental form (obtained by management company), and a copy of the rental certificate must be sent to the management office within 15 days of the beginning of the rental term.
5. All renters/lessees must carry rental insurance on their personal property.
6. The owner of any unit assumes all liability for actions and/or damages caused by the renter/lessee. The Associations reserves the right to take legal action against any owner because of actions taken by a lessee.

**For Sale Signs:**

1. FOR SALE real estate signs may only be placed in the area in the front of the unit. OPEN HOUSE signs may be placed in the front entrance for that day only and be immediately removed after.

**Snow Removal Policy:**

1. Snow will be removed from driveways, walkways, and the private street after a 2 inch accumulation and in a timely manner as weather conditions allow. Vehicles parked in driveways may prevent drives from being plowed.

**Holiday Decorations:**

1. Holiday decorations may not obstruct walk ways, patios, decks and steps, driveways, or be staked in the common grass areas. Board may approve Holiday decoration in common areas on individual basis.

2. Holiday decorations may not be attached to any surface or object in such a way as to cause damage. The cost of repair or damage will be the owner's responsibility.
3. No live Christmas Trees are permitted.
3. Holiday lights and decorations will be put up no earlier than Thanksgiving each year and taken down no later than the following January 15<sup>th</sup>.
4. Special occasion decorations (e.g. new baby, welcome home, etc.) and decorations for events such as Halloween, Easter, etc. may not be displayed any earlier than two weeks prior to holiday and must be taken down not later than one week following event. **Revised 9/16/2024**

**Distribution of Rules and Regulations are considered notice to homeowners regarding violations. A notice to Cure will be sent by first class mail upon reported violations.**

If a homeowner does not act upon notice to cure and continues to violate the Covenants, Bylaws or Rules and Regulations:

- a.) homeowner shall be assessed \$25.00 for first act of any violation
- b.) homeowners shall be assessed \$75.00 for second act of any violation
- c.) all violations for subsequent violations will be assessed \$150.00 thereafter
- d.) unit owners found to be in violations of the Covenants, Bylaws, or Rules and Regulations after notice sent, shall be assessed a fine of \$25.00 per day until Violation is corrected after being sent a 7-day Notice to Cure.
- e.) all fines for violations shall be assessed to the homeowner and payable within 15 days of notice. A late fee of \$25.00 will be assessed monthly if not paid in full.
- f.) a lien will be placed on a unit if fines or assessments become delinquent over 90 days at the cost of the unit owner.

**All disputes between unit owners or regarding individual fines shall be heard at the next regularly scheduled board meeting after submitting a written notice from unit owner. Determinations by the Board shall be binding.**