

DIAMOND BROOKE TOWNHOME ASSOCIATION

SUPPLEMENTAL RULES AND REGULATIONS

PURSUANT TO the authority granted by the Board of Directors in the Covenants of the Diamond Brooke Town Home Association, the following supplemental rules and regulations are hereby adopted:

1. Antenna and Satellite Dishes - Units owners may erect one (1) satellite dish per unit subject to the following restrictions:
 - a. The satellite dish may be no greater than 36 inches in diameter or width.
 - b. The satellite dish must be affixed to the back half of the respective owner's unit.
 - c. The dish may not be placed in garden areas or in lawn areas.
 - d. The unit owner is solely responsible for all damage to common property caused during the installation, operation, or removal of the satellite dish. Upon removal of the satellite dish, the unit owner (including any subsequent owner) is responsible for all costs associated with the returning of the common property to its previous condition. The unit owner takes full responsibility for all damages which result from leaks originating in the satellite dish area.
 - e. Any request for exception concerning location of a dish may be brought to the Board of Directors for consideration.
2. Landscaping
 - a. The garden areas in front of each unit are maintained by the Association and may not be altered.
 - b. Homeowners are permitted to maintain private gardens along the side or back side of their units subject to the following conditions.
 - i. Unit owners must submit a proposed garden plan to the Landscaping Committee and obtain Landscaping Committee approval before garden work may begin.
 - ii. The private garden may not extend more than 5 feet beyond the footprint of a unit. The "unit footprint" includes the exterior foundation wall as well as the perimeter of the unit's deck or patio.
 - iii. Unit owners are responsible for the cost of relocating all sprinkler heads outside the private garden areas.
 - iv. Unit owners are responsible for the maintenance of private gardens.
 - v.
 - c. Yard sculptures, lawn art and statuary are only permitted in garden areas or on unit sidewalks, steps, and stoops. They may not be placed in the lawn area.
 - d. Any unit that has trees or shrubs replaced at association expense is required to water these trees and/or shrubs until they reach viability. Should the owner not provide regular watering resulting in the death of the tree or shrub, no future replacements will be provided by the association.
 - e. Framing a tree is allowed with these restrictions:
 - i. Lawn edging used to frame a tree must be flush with the ground level for easier mowing.

- ii. Mulch or river rock can be used and placed within the edging. River rock must be at least 1" in diameter.
 - iii. The edging must not be placed any further than 2' away from the trunk of the tree.
 - iv. The homeowner will be responsible for maintaining this area.
- 3. Building Additions and Deck Modifications
 - a. Any addition or modification to the exterior of the building requires the written approval of the Board.
 - b. Requests and accompanying plans for building additions and modifications must be submitted first to the Architectural Committee for review before written authorization may be obtained from the Board.
- 4. Approved Paint for Front Doors – The unit owner is responsible for the maintenance of the unit front door. The only authorized paint for the exterior portion of the front door is: Sherwin Williams Exterior Accents Satin, Sundried Tomato (7585).
- 5. Deck Maintenance – The unit owner is responsible for maintenance of the unit deck
 - a. The unit owner is responsible for ensuring the unit deck is always in safe and well-maintained condition.
 - b. Deck made of wood may be kept in their natural condition, bleached, or stained with an earth-toned stain.
 - c. Decks made of composite material shall be of a color that closely matches the exterior taupe paint on the unit.
- 6. Parking Restrictions
 - a. Homeowners and their guests are expected to park their vehicles in their respective garages and unit driveways.
 - b. Parking is prohibited on either side of the street running from Unit 66 to the North entrance of the development.
 - c. Parking is prohibited within 15 feet of the mailboxes.
- 7. Yard Signs
 - a. "For Sale by Owner" and realty company signs are permitted while a unit is being listed for sale by its owner. Signs may not be larger than 36x36 inches. Rental signs are not permitted.
 - b. One (1) political yard sign per unit may be displayed within two (2) weeks of a primary, general, or special election provided it is removed within 48 hours after the election is held. A "political yard sign" is a sign that endorses a specific candidate, political party, or ballot initiative. No political flags are approved in the association and no other forms of political advertisement other than signs are permitted. The sign may not be larger than 36x24 inches and must be confined to the unit's owner's front yard.
- 8. Rentals – No Lot and no portion of any Living Unit shall be leased or rented to any person.