

TANGLEWOOD COURT HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS 2019

Tanglewood Court is a condominium complex governed by a Board of Directors elected by the homeowners. These Rules and Regulations were adopted by the Board after homeowner input for the mutual benefit of all the residents, and are being distributed to all Tanglewood Court residents and homeowners. These rules and regulations are to be followed by visitors as well as residents.

1. **CIRCLE PARKING:** Emergency vehicles need 24-hour access to the circle. Observe posted fire lane and parking signs. No vehicle shall impede or prevent access to other units, park on the grass, or either side of the entrance to Tanglewood Court.
2. **PAD PARKING:** Pads are available for visitors and only residents with more than two vehicles. Driveways and garages are to be used for parking. This facilitates equitable usage. Additional parking is along North 9th Ave. Pl. E. Vehicles on pads must be moved every 48 hours. Storage of any kind of vehicle is prohibited.
3. **LARGE GARAGE DOORS:** Large garage doors, whether up or down, affect heating/cooling efficiency of other living units in your building. Please limit the time your door is open.
4. **CHILDREN'S PLAY AREA:** Children must play on own driveway, patio, deck, or grassy common areas. Sidewalks along North 9th Ave. Pl. E. can be used for riding toys. Open field west of Tanglewood Court is private property, and not for use by Tanglewood Court residents.
5. **SMOKING PROHIBITED:** For health and safety reasons, smoking of any kind will not be permitted within living units or in garages. Unfortunately, due to original building construction, smoke odor infiltrates all units in each building, affecting other residents. Please extinguish all smoking materials in a safe container and dispose of them in a considerate manner. Burning of candles within a unit is not allowed.
6. **FIRE SAFETY:** No unit occupant shall keep in his/her unit any inflammable, combustible, or explosive fluid, material, chemical or substance, except as needed for ordinary household use. Smoke alarms and furnace filters need to be checked periodically. Fire extinguisher should be readily available in each living unit.
7. **OUTDOOR FIRES:** All outdoor activities involving flames must take place only on concrete surfaces. This includes the use of grills and firepits. Maintain sufficient clearance to prevent damage to fence, siding, and building. Please remember to extinguish your grill or firepit after usage.

8. **SATELLITE DISH/CABLE INSTALLATION:** Community Association Manager, Jeff Hicks (781-1695), must be contacted via homeowner for prior approval of any installation. Placement must be on your own unit. Resident is responsible for requesting cable be buried. Manager must be contacted prior to any work. Removal/disposal of dish is homeowner's responsibility. Damage to roof, siding, etc., will be at homeowner's expense.

9. **SNOW REMOVAL:** Snow removal is a service contracted by the Homeowners' Association. **Residents must park in garages, driveways, or on parking pads during actual snow removal.** Do not park on pads if contractor is cleaning them. Homeowner (not tenant) should contact Jeff Hicks (781-1695) with snow removal concerns.

10. **NOISE GUIDE:** Noises which are disturbing to other unit residents are not permitted. Reasonable hours shall be observed in the use of radios, televisions, and other sound systems and musical instruments. Common courtesy should be observed.

11. **PETS:** In accordance with Newton's city ordinance, all dogs must be on leash when out of doors. Do not walk dogs in field west of Tanglewood Court. It is private property. Pet droppings must be removed immediately from the common area by the pet owners. Pets cannot be tied in common areas. Persistent barking dogs will not be allowed. Cats must not be loose in the common areas.

12. **UNIT APPEARANCE:** Residents are to keep drives, patios, and areas near their residence clean. Bikes and other toys are to be off the common areas and lawns at night.

13. **PROPERTY DAMAGE:** Unit owners shall be responsible for any damage to their property, other residents' property, or common area. This could include damage to vehicles, plantings, littering, destruction of, or damage to, residents' private property.

14. **GARBAGE/RECYCLING:** Garbage bags must be inside garbage can(s) with a lid. Recyclables must be in a separate bin. Both need to be placed at the bottom next to unit's driveway between 6:00 P.M. & 9:00 P.M. Sunday. If holiday, pick-up is one day later. Remove cans and bins as soon as possible after collection. Please pick up any remaining debris.

15. **BUSINESS OPERATIONS:** No businesses shall be operated from any of the resident units. This includes but is not limited to daycare, babysitting, dog sitting, vehicle repair, hair styling, etc.

16. No illegal activities will be tolerated in any part of the Tanglewood Court complex! Call Newton Police non-emergency number directly to report any suspicious activity: 791-0850 or after hours 792-1547.

Adopted by Tanglewood Court Board of Directors October 1, 2019