

CEDARWOODS TOWNHOUSES HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

YARD MAINTENANCE – any mulch must be free of weeds and re-mulched periodically. rock beds must be free of weeds and re-rocked periodically. any other type of landscaping must be free of weeds and kept in an orderly fashion. failure to comply will result in the association entering the lot and performing the maintenance the cost of which will be billed to the owner and may become a lien on the unit.

LAWN – to be maintained at a length of no higher than 8". if homeowner does not comply, then the association will mow the lawn and the cost of which will be billed to the owner and may become a lien on the unit.

HEDGES – to be maintained in a neat and orderly fashion. if homeowner does not comply, then the association will trim the hedges and the cost of which will be billed to the owner and may become a lien on the unit.

GARBAGE CANS – all garbage cans, trash cans, recycle bins and waste receptacles must be kept out of sight except when placed out.

GARBAGE AND TRASH – all garbage and trash must be placed no earlier than 24 hours prior to pick up and left out no later than 24 hours after pickup. The failure of the unit owner to comply may result in a fine.

OUTSIDE STORAGE – any item not related to outside landscaping must be stored out of view when not in use. (examples: toys, sports equipment, tools, bikes, tires, etc....)

UNIT MAINTENANCE – every unit owner must keep and maintain his unit, it's equipment and appurtenances, in good order, condition and repair, and must perform promptly all maintenance and repair work. failure to comply will result in the association hiring an outside contractor to correct the problem the cost of which will be billed to the owner and may become a lien on the unit.

FENCE & GATE – each homeowner is responsible for the upkeep of their fence and gate. all broken hinges, warped, broken and rotted boards must be replaced immediately. failure to comply will result in the association hiring an outside contractor to correct the problem the cost of which will be billed to the owner and may become a lien on the unit.

PAINTING OF FENCE AND GATE – when boards are replaced, they must be painted the official cedarwoods color "oxford brown". failure to comply will result in the association hiring an outside contractor to correct the problem and the cost of which will be billed to the owner and may become a lien on the unit.

SCREENED IN PATIOS – all screened in rooms must have screens – no bare framing. failure to comply will result in the association hiring an outside contractor to correct the problem and the cost of which will be billed to the owner and may become a lien on the unit.

DERELICT VEHICLE (GUEST SPOT) – all derelict vehicles left in a guest spot will be towed at the owner's expense. ALL COUNTY TOWING (954) 925-3371. (example: improper tag, flat tire(s), wrecked, etc...) The derelict vehicle may be towed by the Association (or its agent) without notice at the sole cost and expense of the owner of such vehicle/automobile. The Association shall not be liable to the owner of such vehicle/automobile for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing.

DERELICT VEHICLE (HOMEOWNERS SPOT) – city code enforcement will be notified of any derelict vehicle left in a homeowner's driveway.

COMMERCIAL VEHICLE – no commercial vehicle shall be permitted to be parked or stored at any place or lot in cedarwoods. commercial vehicles are defined as follows: any non-standard car, truck or van, or any car, truck or van that has been altered for the use of commerce. (example: ladder racks, side racks, lifts, tanks, etc...) also, any signs and/or advertisements must be removed or covered. Commercial vehicles on the Association's common may be towed at the owner's expense. ALL COUNTY TOWING (954) 925-3371. Signs and/ or advertisements must be removed or covered.