

HUNTINGTON TOWNHOMES HOMEOWNERS ASSOCIATION

Rules & Regulations

The following Rules and Regulations (R&Rs) are intended to promote the health and safety of the community. These R&Rs apply to all residents and their guests. It is the residents' responsibility to ensure their guests comply with the R&Rs. Failure to do so can result in warnings and/or fines. The R&Rs can also be found on our website at

huntingtontownhomeshoa.com.

The R&Rs have been organized into the following categories:

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|----------------|----------------|-------------|------------|
| 1. Units | 2. Common Area | 3. Carports | 4. Parking |
| 5. Pool Access | 6. Pool Rules | 7. Pets | 8. Fines |

1. Units

a) Quiet hours are:

Sunday - Thursday 9:00PM - 9:00AM

Friday - Saturday 10:00PM - 9:00AM

- b) Homeowners/Residents are responsible for any damages and/or actions from themselves, their tenants, guests, or agents and will be billed for any repairs.
- c) Window screens, screen doors, and front porch doormats must be maintained and kept in good condition (no tears, holes, rust, etc.)
- d) Interior window treatments (visible from the exterior) must also be in good condition (no tattered, torn drapes or curtains, or bent or broken blinds). Towels, sheets, and bedding are not acceptable window treatments.
- e) Nothing is to be attached to the exterior of the buildings or block walls without the written approval of the Board of Directors. Violators will be required to remove and make repairs at their own expense.
- f) Plant material, such as vines, are not allowed to grow on the building or carport structures but can grow on the inside of the slump stone patios if they do not exceed the height of the patio wall.
- g) No items can be hung on the patio fences overnight, i.e., towels, laundry, etc.
- h) Nothing may be kept in the patio area, which is visible above the carport line, i.e., surfboards, sailboats, wood, trellises, etc.
- i) Units cannot be used for short term rentals (such as Airbnb).
- j) Motorcycles and bicycles are allowed to be stored under the storage boxes in the carport area. They must be covered with motorcycle or bicycle covers (no tarps). All other items must be kept in the patio area.
- k) Sheds are allowed but cannot extend past the carport height. ARC application with photos and dimensions of proposed shed are required.

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2. Common Area

- a) Residents are required to throw away their trash and trash bin lids must remain closed.
- b) Party Recreational items (i.e., Jumpers) are allowed but the hosting party must sign a waiver and submit it to PLATINUM GROUP (4) weeks prior to their event to confirm that date is available.
- c) Large items such as furniture, mattresses, appliances, etc. must be hauled away and disposed of by homeowners.
- d) Personal items must not be left out overnight (i.e., toys, bicycles, portable pools, barbeques and sports equipment).
- e) Used motor oil must be disposed of off premises. Dumping oil, chemicals or any other flammable or toxic liquid is not allowed and will result in a fine.
- f) For the safety of others, no loitering or blocking the walkways is allowed.

3. Carports

- a) Personal items cannot be stored in the carports or on carport roofs.
- b) Storage boxes are provided to store your personal items.
- c) Items can be stored behind storage boxes in the carport area if items are not visible from the common area.
- d) Motorcycles and bicycles are allowed to be stored under the storage boxes but must be covered with motorcycle or bicycle covers only. All other items must be kept inside of the patio area.
- e) Empty trash enclosures are not to be used for storage of personal property.

4. Parking and Vehicles

- a) Storage and parking of commercial vehicles, inoperable vehicles, boats, campers, trailers, and other such vehicles is prohibited.
- b) Minor automotive repairs are permitted but major repairs are not.
- c) Vehicle registration must be current in order to park in the community.
- d) Parking passes must be visible to avoid towing.

5. Pool Access

- a) Homeowners, tenants, and guests, delinquent in any Association assessments and/or who have been disciplined will not be permitted in the pool area or restrooms located within. Any violation of this rule will result in fines.
- b) There may be a deactivation or reactivation fee for your key fob as well as a wait period before reactivation can occur.

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6. Pool Rules

- a) Homeowners/tenants must use their key fob to enter the pool area and must accompany their guests. No piggybacking off those entering the pool.
- b) No running, diving, or rough housing is allowed.
- c) Glass containers are prohibited.
- d) Removal of pool furniture or use of furniture as a diving board is not allowed.
- e) The pool gate and restroom doors must be kept closed and always locked.
- f) Personal items such as clothing, pool toys or food are not to be left in the pool area.
- g) An adult (18 years or older) must accompany children under the age of (14).
- h) A household maximum of (3) guests are permitted at any time.
- i) Styrofoam rafts or surfboards are prohibited in the pool area.
- j) NO PETS are allowed in the pool area.
- k) Pool hours are:

Monday – Friday	6:00AM – 9:00PM
Saturday	9:00AM – 10:00PM
Sunday	9:00AM – 9:00PM

7. Pets

- a) Feed pets in the unit's patio area, not in common areas.
- b) Dogs must always be on a leash no longer than (6) feet. Violations should be reported to the management company.
- c) Dog droppings must be picked up and disposed of properly.

8. Schedule of Fines*

First Violation	\$100.00 fine
Second Violation	\$250.00 fine
Third Violation	\$500.00 fine

***Note:** Subsequent violations may be referred to the HOA attorney as needed.