HAMILTON GREEN HOMEOWNERS' ASSOCIATION

Rules & Regulations

Effective 2026

1. Purpose & Authority

These Rules & Regulations are adopted pursuant to Article 4.08 of the Declaration of Covenants, Conditions and Restrictions ("Declaration"). These Rules govern the use of Lots and Common Areas and are intended to promote consistency, fairness, and preservation of property values. In the event of conflict, the Declaration shall control.

2. Owner & Tenant Information

2.1 Required Owner Information

- Owner name
- Mailing address (if different from Lot address)
- Current email address
- Current phone number

2.2 Rental Properties

- Name of tenant(s)
- Copy of current lease
- Owner mailing address
- Certification tenant received governing documents

2.3 Updates

Owners must update required information within thirty (30) days of any change.

3. Residential Use

Lots shall be used for single-family residential purposes only. Home-based businesses may operate only if compliant with zoning laws, do not increase traffic or parking burden, and do not alter the residential character of the community.

4. Parking & Vehicles

Parking restrictions are governed by Article 7.03 of the Declaration. Boats, trailers, recreational vehicles, campers, and commercial vehicles may not be parked or stored except as permitted by the Declaration.

Commercial Vehicle Definition:

- Displays business signage or advertising
- Contains permanently mounted commercial equipment
- Is registered for commercial use

5. Signs

One customary ‘For Sale’ or ‘For Rent’ sign is permitted per Lot.

Political Signs:

- Maximum of two (2) signs per Lot
- Maximum size of 24 inches by 24 inches
- Placement within Lot boundaries only
- Display no earlier than 45 days before election and removed within 7 days after election

6. Property Maintenance

- Trash containers must be screened except during pickup.
- Lots must be maintained in a neat and attractive condition.
- Dead or hazardous vegetation must be removed promptly.

7. Pets

- No more than three (3) household pets.
- No commercial breeding.
- Pets must not create a nuisance.
- Pets must be leashed in Common Areas.
- Owners must clean up pet waste.

8. Fences

Architectural approval is required prior to fence installation. Maximum height is six (6) feet. Chain link fencing is prohibited.

9. Pools & Structures

Above-ground pools are prohibited. All exterior improvements require prior architectural approval.

10. Enforcement

Violations of these Rules are subject to enforcement procedures outlined in Article 4.09 of the Declaration, including notice and opportunity for hearing.