



## **Jennie's Meadow Homeowner Association (JMHOA)**

### **Top 10 Rules Renters Need to Know**

*These are the most important. A more complete listing can be found in the Renter's Handbook.*

1. Parking. Because of our narrow streets, on-street parking must be limited to 4 hours in any one day. This includes the cul-de-sacs which need to be kept clear to enable emergency and delivery vehicles to maneuver. If parking is needed for an extended period of time, a parking area is provided by the mailboxes near the entrance to Jennie's Meadow. However, parking in this area is limited to 24-hours.
2. Trucks, Trailers, Recreational Vehicles, Campers, Boats. None of these vehicles may be parked or repaired on any lot within Jennie's Meadow. However, this is permitted if said vehicle can be parked within the garage, out of sight of the neighboring property. Parking an RV for a short amount of time to load/unload is permitted. In this case, please ensure that ample clearance is allowed in the event an emergency, or delivery vehicle, needs to pass.
3. Motor Vehicles. Repair, construction, reconstruction, or rebuilding of any motor vehicle is not allowed on any property within Jennie's Meadow. Inoperable or unlicensed motor vehicles may only be stored, or parked, in the garage out of sight of the neighboring properties. Emergency vehicle repairs that require less than 8-hours to complete are allowed.
4. Garbage. Except for the evening before, and the day of, garbage pick-up, garbage and recycling receptacles must remain out of sight. Garbage pick-up days are on Wednesday in Jennie's Meadow – with recycling pick-up every other Wednesday.
5. Pets. Your pets are not be permitted on any property within Jennie's Meadow, except for your rental lot, unless controlled on a leash or similar device. You may not house or confine your pets outside. You are responsible for removal and disposal of all solid animal waste your pet may

create. Pets are not allowed to make an unreasonable amount of noise or to become a nuisance.

6. Landscape Maintenance. Yards in Jennie's Meadow are contracted by the Home Owners Association (HOA) to be maintained by a landscape maintenance company, except for the rear yards of the single family homes. Please do not approach the employees, or try to interfere with their work in any way. The landscape maintenance company operates under a strictly contracted scope of work. If there is an issue with landscape maintenance, please contact your Property Manager with your concerns.

7. Nuisances. Nuisances, such as debris accumulation; foul odors; loud noises; are not permitted to arise or emit from any property within Jennie's Meadow so as to render any other property, or any part of the property to be unsanitary, unsightly, offensive or detrimental to any other property, or occupants of property within Jennie's Meadow.

8. Hazardous Activities. No other nuisance, unsafe or hazardous activity will be permitted to exist or operate upon any property within Jennie's Meadow. This includes discharging firearms and storage or discharge of explosives of any kind. No open fires will be lighted or permitted on the lots, except in a contained outdoor fireplace or barbecue unit while attended.

9. Lighting and Outdoor Ornamentation. Artificial outdoor lighting on lots shall be arranged so that the light is shaded and otherwise directed away from adjoining properties and so that no more than one foot candle of illumination leaves the lot boundaries. Outdoor ornamentation at the front of the dwellings is strictly controlled and requires HOA Landscape Committee approval. Signs are not permitted except for those required by legal proceedings, or political election, and must be removed immediately after the election, or the legal proceeding expires. They may not exceed 18"x24" in size.

10. Communication. All communication in regard to Jennie's Meadow must be addressed to the owner of the property and/or their representative.