

# Rules and Regulations

## I. General

- A. **Trash Containers** shall be stored inside of garages except for collection. Trash containers shall be placed on the curb for collection no earlier than 6:00PM the evening before pickup day and must be returned to the garage the same evening after pickup.
- B. **Outdoor Faucets** are the responsibility of the homeowner. Each fall the outdoor faucet should be closed and drained to prevent freezing and subsequent water damage. Close the indoor shutoff valve and open the exterior faucet to drain any water in the line. Leave the outdoor spigot open for the winter.
- C. **Pets** – Owners/Occupants shall assume full responsibility for personal injuries or property damage caused by any pet. No animals, fowl, or reptiles (except as allowed in this section) may be brought or kept in or about the property.
  - 1. **Dogs** – A domestic dog which is a house pet is allowed to be kept by the owners or occupants within the property, subject to the following:
    - a. Dogs must be quartered inside the owners unit or garage. Other quarters such as “dog runs” or doghouses are not allowed.
    - b. All dogs must be on a leash and in control at all times when outside the unit.
    - c. Dog droppings are to be removed immediately from the property by the dog owner. Yard damage caused by dog droppings is the responsibility of the dog owner.
    - d. Dogs barking on the property are to be strictly controlled by the dog owner.
  - 2. **Cats** shall not be permitted to run loose.
  - 3. **Other:** Caged birds and aquariums are allowed.
  - 4. **Pet Owners** are responsible to the Association or other offended parties for damage to landscape and/or buildings caused by their pets. Tethering of unattended pets is not allowed.

#### **D. Signs**

1. Open house, shower, and any other sign placed by the homeowner/occupant at the entrance to the Association may be placed only during the hours of the event.
  2. No permanent signs may be placed on the exteriors of homes, garages, fences, or decks. Small decorative items (name plaques etc.) may be affixed to the door entrance area.
  3. "For Sale" signs are permitted but must be removed after the house is sold. No "Sold" signs are permitted.
  4. Two garage sales will be permitted, one in the Spring and one in the Fall, as interest dictates. Garage sales are not permitted at other times.
- E. **Deicers** – Only the application of a non-salt deicer is allowed on patios, sidewalks, and driveways.
- F. **Grills** – Only gas and electric grills are allowed on the decks. This rule is for fire protection.

## **II. Architectural Rules and Regulations**

- A. **Exterior Antennas** and microwave dishes are not permitted. However, direct satellite broadcasting antenna discs of not more than 18" are permitted if not visible from the front of the East Oaks town homes.
- B. **Window air conditioners** are not permitted.
- C. **Toys, bikes, wading pools, etc.** may not be left out overnight unless on the patio. Storage of items on patios or decks is not permitted, except grills, patio furniture, and the like.
- D. **Seasonal decorations** are permitted if in season (e.g. pumpkins at Halloween). Exterior Christmas decorations shall not be displayed earlier than Thanksgiving Day and must be removed by January 31<sup>st</sup>.
- E. **Awnings** may not be installed
- F. **Storm doors, windows and patio doors** must be approved by the Board of Directors.
- G. **Clotheslines** are not permitted.
- H. **Planting of trees, shrubs, flowers etc.** must be approved by the Board of Directors

- I. No Automotive Repairs** including oil changes are permitted on the streets or driveways on the Association. These must be performed in the garages.
- J. Garage doors** shall be closed between 10:00PM and 6:00AM for security and esthetic reasons. Residents are encouraged to keep them closed at all times when not in use.

### **III. Parking Regulations**

- A. Motor homes, campers, boats or trailers** can be parked outside on driveways for a period of two days for washing, cleaning, packing and unpacking. Parking such vehicles for any other purpose is not permitted.
- B. During the winter** due the unpredictability of winter weather, and so as to not interfere with snow removal, no parking is permitted on the streets from November 16<sup>th</sup> to April 14<sup>th</sup>. Outside parking is permitted in the homeowner/occupant's driveway but you are strongly encouraged to park all vehicles in the garage. Snow not removed from your driveway because of parked vehicles will have to be removed by the owner/occupant.
- C. Areas missed** by the snowplow because of illegally parked vehicles will be cleared at the expense of the vehicle's owner.

### **IV. Administration of Rules and Regulations**

- A. Complaints regarding services** provided by the Association or the operation of the property shall be made in writing to the Board of Directors. Complaints will be regularly and uniformly processed by the Board.
- B. Complaints regarding rule violations by owner/occupants** must be submitted to the management agency or in writing to the Board of Directors. The complaint should have already been discussed with the offending party and the results of that discussion reported in the written report. Anonymous complaints will not be accepted.
- C. Enforcement of the rules and regulations** will be accomplished as follows:

1. The Board of Directors will review the complaint at the next regularly scheduled meetings and enforce the rules and regulations as allowed within the rules and regulations and the governing documents.
2. If the offending party refuses to comply with the rules and regulations after due process and final written notice, the Board of Directors shall assess a fine determined by the Board to be appropriate for the offense. This fine shall not exceed \$200.00 per month for every month until the matter is resolved.
3. Fines will be assessed against the offending parties unit and collected in the same manner as other Association assessments.