

# **Specific Townhouse General Rules and Regulations**

***Any homeowner who violates the following rules will be:***

**1<sup>st</sup> Violation (Warning) | 2<sup>nd</sup> Violation (\$50 Fine) | 3<sup>rd</sup> and more Violations (\$75 Fine Each)**

## **1. Garbage Bins, Recycling Bins, Storage Units, Furniture, and Play Toys**

Homeowners may not store garbage bins and recycling bins on their driveway, on their patio, or in front of their garage. Bins must be stored IN the garage. Bins may be left curbside for pick-up 12 hours before pick-up, and 12 hours after garbage and recycling has been collected. Storage units, furniture, play toys or other items may not be stored or left on driveways. Driveways are only for parking vehicles.

**Addition to Rule 1:** No children's filled pools should be left unattended by an adult during the day. Pools should be put away during the evening.

## **2. Parking: Article V Section 6 Page 14 -- See Parking Policy effective 5/1/2020**

All commercial and recreational vehicles including trailers, boats, RV's, commercial trucks and snowmobiles must be parked in garage. No overnight parking on streets. Visitor overnight parking must be in overflow parking at end of street or in homeowner's driveway. All improperly parked vehicles may be towed at owner's expense. If a vehicle prevents the plowing contractor from clearing a driveway, the homeowner will be responsible for the removal of snow from the driveway. A driveway that is not cleared within 24 hours will be cleared at the owners' expense.

## **3. Architectural Control: Article VII Pages 16-17**

Board of Directors may request removal of any exterior architectural additions completed without prior board notification and approval. Article VII of the association's declaration must be strictly followed. No permanent wood, charcoal, gas or electric burner/pit can be erected on the property.

**\*Addition to Rule 3:** If a homeowner wants a basketball hoop, they must submit an Architectural Request Form for approval. Any property damage caused by the basketball hoop will be the responsibility of the homeowner. Basketball hoops must be stored indoors November 1 - April 1. No hot tubs are allowed anywhere on exterior property. -- See Basketball Hoop Policy and Request Form

## **4. General Provision: Article VII Section 5 B Page 18**

All signs, including realtor For Sale signs, are prohibited and restricted except for commonly used For Sale signs which are placed in the ground on metal rods. All damage to sod or landscaping must be immediately repaired at the time the sign is removed.

## **5. General Provision: Article VIII Section 5 C 1,2,3,4,5,6,7,8 Page 19**

Each unit may be occupied by no more than two pets. Each pet owner shall be responsible for cleaning up after his/her pet immediately on all public and Association property. City of Hudson animal control laws must be obeyed on City of Hudson property surrounding Association property. No animals, either temporarily or permanently, can be contained or caged on property, including patio. All animals must be on a leash when on common property. Animals may not be leashed to trees or left unattended at any time on common property.

## **6. General Provision: Article VIII Section 5E**

### **Page 19**

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No homeowner may erect more than one wind chime on each unit.

## **7. Easements: Article IX Section 2**

### **Page 21**

Private Yard Area: No owner shall erect, or cause to be erected, any structure of any sort upon his or her Lot, or plant any trees or shrubs prior to obtaining the written approval of the Association. Shrubs and trees will be removed and replaced at owner's expense.

## **8. General Provision: Article VIII Section 1**

### **Page 17**

Enforcement: All homeowners will receive written notice from management by request of the Board of Directors regarding violation(s) of Association policies.

\* When we receive an Arch Request Form we will inform the homeowner that a survey will be completed prior to physically placing the basketball hoop on driveway. Intent is to ensure that there is no damage in effort to prevent potential disputes.

**Violations of the following rules will be fined an amount deemed reasonable by the Board of Directors for each occurrence.**

### **1. Homeowners must inform the Association of any rentals and provide required documents.**

Homeowners must inform the Association of any rentals and send the Association the following documents at least 1 week prior to move-in of new tenants.

1. copy of a current lease
2. Exhibit A – landlord/tenant contact information form
3. Exhibit B – Governing Document verification form