

# KENMARE COMMONS HOMES ASSOCIATION

## ASSOCIATION RULES

Adopted: September 14, 2015

(Not withstanding any other Bylaws, Covenants and Restrictions that may apply)

As a deed-restricted community all owners of property in Kenmare Commons have agreed to certain "rules" designed to protect the value of their homes and maintain the integrity and livability of the community for the benefit of all. These "rules" are embodied in the "Bylaws" and the "Covenants & Restrictions" property owners agree to when they purchase a home in Kenmare Commons. On September 14, the KCHA Board adopted several "rules" based on the Governing Documents mentioned above, to help create a better understanding of what activities and behaviors are permitted in the community. Below is a list of the most common violations along with a "fine schedule" for violations:

1. **Cars or trucks, including two, three and four wheel vehicles, shall not be parked on grass areas. Cars and trucks will be parked in the garage or on driveway.**
2. **Commercial vehicles are not permitted to be parked on-street or off-street at any residence for sustained, permanent or regular periods of time to include but not limited to overnight parking.**
3. **No boats, trailers, motor homes, tractors, golf carts, ATVs or like vehicles shall be parked within view from the street.**
4. **The pursuit of hobbies or other activities including, but not limited to, work on vehicles or other mechanical devices and woodworking, which tend to result in disorderly, unsightly or unkempt conditions, shall not be undertaken or pursued except within an enclosed garage.**
5. **Pets, permitted under the Covenants, should be kept on a leash or within the home or confines of property owner's back yard. When walking pets in permissible areas, properly dispose of pet waste.**
6. **Hanging laundry out to dry where visible from the street is prohibited.**
7. **The roof, windows, painting or staining of exterior walls and trim, steps, porches, walkways, driveways and landscaping shall be kept in proper state of maintenance and repair as referenced in the KCHA Directory.**
8. **Children's play equipment and/or toys shall not be permitted within view from the street overnight.**
9. **All Kenmare Commons Homes Association AND Killearn Homeowner's Association Covenants and Restrictions not specifically mentioned here are included by reference in these Rules and fines for infractions may be applied.**

**How violations are enforced:** A potential rules violation is typically identified by a member of the Association or a Board member. It is then verified by at least two Board members. A First Notice is sent to the Homeowner that a violation exists giving them 14 days to correct the violation without further sanction. After 10 days of non-compliance a Second Notice is sent providing the Homeowner a last chance to resolve the violation or appeal to a volunteer "Fines Committee" appointed by the Board from the community. The Fines Committee will establish a hearing date. If the homeowner chooses not to respond or appear, the fine will be imposed effective the 10<sup>th</sup> day following the date of the Second Notice. If the homeowner appeals either in person, or provides written documentation the Committee will meet and make a determination on penalties.

**Fines.** First violations are subject to a Fine of \$25/day, after proper written notice. Owners have 10 days to correct the violation. Subsequent violations are \$50/day up to \$1000. Violations may be turned over to the Association's attorney for legal action, which may include collection and enforcement costs. (Full details of the fine process may be requested by any home owner).