

# Amendments to the Rules and Regulations Of The Common at Sinnott Farm, Inc.

A new section is added to Article I, Use of Homeowner's Property Affecting Common Elements, as detailed following;

**Section 1.5 – Yard Maintenance.** Each Homeowner will maintain the landscaping within the yard area of the Homeowner Property in a clean and attractive manner and in a good state of preservation. Lawns shall be kept neatly cut and will not be allowed to grow to more than six (6) inches in length. Rock and mulch beds shall also be kept neat, clean, and free of weeds. Yard areas of Homeowner Properties shall be kept free and clear of waste and clutter to maintain a neat and clean appearance. Homeowners who do not follow these guidelines will be subject to fines pursuant to the enforcement provisions of the Association's documents or any other remedy available to the Association.

Article III, Actions of Owners and Occupants, Section 3.1 – Annoyance or Nuisance, is replaced in its entirety as detailed following;

**Section 3.1 – Annoyance or Nuisance.**

- A. No noxious, offensive, dangerous or unsafe activity shall be carried on or around any Homeowner Property, or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Homeowners or occupants.
- B. It is recognized that people have a right to and should be ensured an environment free from excessive sound and vibration, odors, and environmental and health hazards that may jeopardize their health, safety, or welfare, or degrade the quality of their lives. No Homeowner or occupant shall make or permit any of the previously named conditions by himself or herself, his or her family, house keepers, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with these rights, comforts, or convenience of other Homeowners or occupants. No Homeowner or occupant shall play, or allow to be played, any musical instrument, or operate, or suffer to be operated, television, radio, machinery, or any lawn maintenance machine at such high volume or in such other manner that it shall cause unreasonable disturbances to other Homeowners or occupants.
- C. Voices, TVs, radios (including vehicle stereos), and live and recorded music (especially music with bass reverberation) shall be moderated at all times in keeping with a community living environment; and there shall be quiet between the hours of 8 pm to 8 am Monday through Friday and between 9 pm to 8 am Saturday through Sunday.
- D. The following are exempt from the Section 3.1: fire and security alarms; operating of snow removing machinery when significant snow accumulation occurs, whether general throughout the community or from an individual Homeowner Property or vehicle; police, fire, and medical personnel, and their vehicles, when responding to an emergency; and contractors and their vehicles, when employed by the Association.

The above two rule amendments having been adopted by the Board of Directors, following Homeowner Notice and Comment, the Rules & Regulations are hereby amended this 27<sup>th</sup> day of August, 2019, and become effective on October 1, 2019.