

Community Rules & Regulations

The following is a summary of the Community Rules designed to contribute to everyone's safety, property protection and privacy, and to ensure that your residency is pleasant and enjoyable.

A. HOME AND LOT OF EACH RESIDENT

1. **Additions or Alterations**: All additions to the Home must first have approval from Management.
2. **Lawn Care**: Residents are responsible for cutting their grass.
3. **Storage Shed**: One small storage shed outside the Home shall be allowed pending Owner approval.
4. **Carports and Other Outside Structures**: Carports and any other additions or structures on the Lot must be approved in writing by Owner before construction begins.
5. **Antennas**: Resident is not permitted to install antennas or other reception devices that extend higher than 12 feet above a roofline or satellite dishes larger than eighteen (18) inches in diameter.
6. **Sewer Service**: The Owner will pay for pumping out the septic tank, if required, no more than once every three years. *The Owner cannot guarantee that the septic system will be suitable for additional water usage from a washing machine.*
7. **Clothes Drying**: Clotheslines and clothes drying outside the Home ***are not permitted.***
8. **Window Treatments**: Window coverings are required and can consist of curtains or mini-blinds.
9. **Fences**: Fences are not permitted.
10. **Digging**: No digging without permission.
11. **Fires**: No fire pits or open fires of any kind are allowed.
12. **Inspection and repairs**: The Owner may enter the Lot during reasonable hours to inspect the home and Lot. **Monthly inspections are performed inside the home** unless Resident owns the Home.
13. **Upkeep**: All lots must remain clear of all clutter, refuse, trash, toys, etc. at all times.

B. CHILDREN

1. **Supervision**: Parents are responsible for the actions of their children at all times.
2. **Curfew**: Children and youth under the age of 18 shall not be out without adult supervision past dark or 9 p.m., whichever comes first.
3. **Small Toys**: Children's toys must be collected after play and not left scattered throughout the yard.
4. **Large Toys**: Swing-sets, slides, sandboxes, etc. must be approved before installing.
5. **Pools**: Pools are not allowed except for "kiddie pools" not to exceed eight feet in diameter.
6. **Damage**: Parents will be held financially responsible for any damage which their children or their children's guest cause to other homeowner's property or to park property.

C. GUESTS

1. **Responsibility**: The Resident assumes full responsibility for his/her guest's conduct and behavior.
2. **15 Day Rule**: No person may reside in a Home for more than 15 days without approval.
3. **2 per Bedroom**: Only two people per bedroom.

D. GARBAGE

1. **Dumpsters**: Resident is responsible for placing all household garbage in dumpster (if provided).
2. **Curbside Pickup**: If curbside pickup of trash is used by Resident, then the outside trash can may not be left at the edge of the road except around pickup time.

3. **Outside Trash**: No trash may be left outside of Resident's home for any length of time.
4. **Screening**: Any outside garbage cans or recycling bins must be screened from view.
5. **No Burning**: No burning of trash, leaves or other materials is allowed in the Community.
6. **Large Objects**: Large boxes, old toys, bedding, old furniture, and appliances may not be placed in onsite dumpsters or left at the edge of the road.

E. MAILBOXES

1. **Installation**: Mailboxes are the responsibility of Residents to secure and install if desired.
2. **Cluster Boxes**: Where cluster mailboxes are provided for the convenience of Residents, Residents may request a key and a key deposit may be required.

F. PETS

1. **Approval**: No pet of any kind may be brought into the Community **without the prior written approval of the Owner**. The maximum allowable number of pets per Home, if approved, is two.
2. **Fish Tanks**: Residents may not have a fish bowl exceeding five (5) gallons in size.
3. **Spayed**: All pets must be spayed or neutered and must be kept primarily indoors.
4. **Shots**: Pets must be inoculated (e.g., for rabies) as required by local law.
5. **Weight**: The **maximum weight** a pet can reach when full grown is 35 pounds.
6. **Leashes**: Any pet approved by the Owner must be **kept on a leash at all times** when outside the home.
7. **No Chaining**: No unsupervised chaining or tethering of pets will be permitted.
8. **Dog houses**: No outside houses (e.g., dog houses) or containers for pets are allowed.
9. **Aggressive Breeds**: Breeds of animals that are considered to be aggressive **will not be permitted**.
10. **Forbidden Pets**: A partial list of pets that are not allowed include ferrets, rabbits, snakes, large breed birds, large rodents, large reptiles, monkeys, pigs, and most exotic pets.
11. **Pet Cleanup**: The Resident pet owner must **clean up after his pet, including pet poop**.
12. **Service Animal**: When a pet is a registered service animal, our policies may be modified if they conflict with federal law. See our website for meeting requirements for a Service Animal.

G. VEHICLES

1. **Maximum Number**: A maximum of two registered, licensed, insured, and operable vehicles allowed.
2. **No Parking On Grass**: **Vehicles may not park past the front of each home**.
3. **Large Trucks**: No trucks larger than $\frac{3}{4}$ ton are permitted.
4. **Unauthorized**: No campers, boats, small trailers, motor homes, etc. are to be stored in the community.
5. **Commercial Vehicles**: No large commercial vehicles nor any attachments to vehicles will be permitted.

H. GENERAL CONDUCT

1. **Good Conduct**: All Residents are expected to conduct themselves in a manner that will not be disturbing to other Residents in the community.
2. **Respect Privacy**: Residents must respect the rights and privacy of other Residents at all times.
3. **Quiet Hours**: The Community maintains quiet hours from 10:00 p.m. to 8:00 a.m.
4. **Language**: Abusive or offensive language is prohibited in our Community.
5. **Trespassing**: No person is allowed to trespass on another Resident's Lot.
6. **Weapons**: The discharge of firearms, fireworks, pellet guns, etc. is not permitted.