

RULES AND REGULATIONS
ABBNEY WOODS TOWNHOMES
HOMEOWNERS ASSOCIATION

The Rules hereinafter shall be deemed in effect until amended by the Board of Directors. These rules are supplemental to and do not replace the Declaration. Said rules are as follows:

WRITTEN BOARD APPROVAL NEEDED

1. No lot owner shall install any fixtures, attachments or other property to the exterior of the unit, or which is visible from the exterior of the unit, including without limitation storm doors, storm windows, exterior lighting fixtures, window boxes, mailboxes, window or door treatments, awnings, canopies, screened porches, radio or television antennae, satellite dishes or similar items without prior written approval from the Board. To obtain this approval owner must complete and submit the **Submission Form for Architectural/Landscape Improvements**.

Exceptions: The following items will be approved once the Board has the opportunity to review specific details on the owner's **Submission Form for Architectural/Landscape Improvements**.

- Storm doors must be full view and the color must match the exterior decor of the unit (See a Board member for a recommended specification sheet).
 - Residential satellite dishes may be located in the rear of the unit. The Board must agree on the exact location.
 - A single property attic fan may be installed on the rear roof of the unit but the change application must name the licensed contractor to perform the job.
 - Heating cables to melt snow and ice on the roof must have an UL (Underwriters Laboratory) listing/certification.
 - A flag holder will be permitted for the front of each unit. The Board must agree on the location.
 - Security surveillance devices will be permitted. The Board must agree on the size and color that could impact the appearance from the street.
2. No lot owner shall plant, install, relocate any item of lawn decoration or ornamentation or any planting, shrub, bush, items of greenery, lawn or landscaping without submitting in writing a plan specifically identifying and delineating all such matters and obtaining the written approval of the Board.

Exceptions: Refer to the Abbey Woods TOA Planting Guidelines before completing the **Submission Form for Architectural/Landscape Improvements**.

3. No lot owner shall undertake any work or do any other act, which would impair any easement created in the Declaration without the written consent of the Board; this includes but not limited to areas maintained by the Townhome Owners Association and the Abbey Woods Homeowners Association. See **Submission Form for Architectural/Landscape Improvements**.

VEHICLES

4. No commercial or recreational vehicles, or like equipment, or mobile or stationary trailers, boats or mobilized units of any kind shall be stored or parked outside of a garage for more than 48 hours.
5. No repair or service shall be performed in open view on any vehicle in excess of 8 hours.
6. No parking shall be permitted on any lawns, landscaped areas or common areas.

7. On street parking shall be restricted to no longer than 48 hours. Exceptions need to be approved by the Board prior to the occurrence.

PETS

8. Each owner shall be responsible for the actions of her/his pets. Only normal household pets are permitted within the community and no pet may be kept, bred or maintained for any commercial purposes.
9. All pets requiring licenses must be licensed with a current tag and properly vaccinated.
10. At no time is any pet permitted to be tied, chained or housed outside. Normally all pets must be accompanied at the unit, or any location within the community. The owner may install an underground electric fence (e.g. Invisible Fence) to keep his pet within their property. The owner needs to detail the exact location of the wire in the **Submission Form for Architectural/Landscape Improvements**. *At no time may an owner allow his pet to run free throughout the community.*
11. All pet owners are required to immediately remove any excretion left by the pet in all areas of the subdivision, this includes all Abbey Woods properties and the specific pet owner's front & back yard.
12. The Board maintains the right to permanently remove any pet that attacks any person within the community upon thirty days written notice to the pet owner.

MISCELLANEOUS RESTRICTIONS

13. No clothes, sheets, blankets or other articles shall be hung or exposed on any part of the property.
14. No sign shall be erected or displayed upon any lot except "For Sale" or "For Rent" signs. These signs should be professional in manner and shall not exceed 30"x 30" in size. The base of the sign shall be no higher than 30" from ground level.
15. No visible fences for any reason, clothes lines, drying racks or play sets shall be permitted. No refuse piles or unsightly objects shall be allowed on any lot. Nothing is to be placed on the lawn that would impede lawn care or invite rodents. Outdoor wood piles may not be placed where they are visible to any other owners.
16. No outbuildings, sheds, garages, tents, trailers or temporary building or any kind shall be erected, constructed, permitted or maintained on the lot. The back of the units, both deck and patio, are not intended to be used for storage and should be kept tidy and non-offensive to neighboring units.
17. No owner shall install or utilize any temporary interior window treatment, including drapes, blinds, which are visible from the exterior of the unit, for a period that exceeds 30 days from occupancy.
18. Window treatments, which are visible from the outside are to be beige, white, or neutral in color. Blinds/Shades added to the front door for privacy should be for evening usage only.
19. Garbage shall be placed in a suitable rigid containers no earlier than the evening prior to the scheduled weekly pick up time. Any garbage escaping from the container for any reason shall be the sole responsibility of the unit owner. Garbage cans should not be stored outside of the units unless it is in an approved structure.
20. No industry, trade, business, occupation or profession of any kind, commercial, religious, educational, medical or otherwise, designed for profit, altruism, exploration or otherwise shall be conducted, maintained or merited on any part of any lot.

21. No activity, equipment or structure designed for the removal of oil, coal, water, natural gas or any other mineral or substance shall be undertaken, erected, placed or permitted upon any part of the lot.
22. All leases must be 12 months in duration. Lessors are fully responsible for their tenants actions and adherence to all the Association's documents and rules. Lessors are responsible for payment or repair damages and fines imposed, due to the actions of the tenants and their guests.
23. Unit owners must ensure that their tenants or visitors comply with these rules.

COMPLIANCE, COMPLAINTS, EXEMPTIONS, APPROVALS

24. Any complaint regarding the maintenance and condition of the property or the actions of the Board or its officers, agents or independent contractors, or any other owner shall be made in writing to the Board which shall have a reasonable time in which to study and act upon the complaint before any action is taken by the unit owners.
25. The Board shall have, in addition to its other remedies, the right to levy fines for violations of these rules, provided that the fine for a single violation may not exceed \$50. For each day a violation continues after notice of the same, it shall be considered a separate violation. Levied fines shall be due and payable with the unit owner's next monthly assessment payment.
26. All payments of assessment, fees, charges, liens, etc., shall be made by check, money order, electronic transfer of funds or other on-line payments. The owner's share of the budgeted common expenses, general operating reserves, reserves for replacement and reserves for contingencies shall be due on a monthly basis.
27. Any consent or approval given by the Board under these Rules may be revoked or modified at any time by the Board. However, any owner granted a written variance from the Board will be "grandfathered" if the Board elects to change its position on a specific issue. This "grandfathered" status will last only as long as the owner in question maintains title to the property.
28. Any lot owner may request in writing from the Board an exemption from any of the rules herein if the rule proves to be undue burden to the owner due to personal safety, public safety or legal violations. Such exemptions may be approved, amended or rescinded at the Board discretion at any time for any reason.
29. All Abbey Woods Townhome owners are also subject to the Rules and Regulations of the Abbey Woods Homeowners Association.

Please note, a variance request for any of the previously listed rules can be submitted to the Board by an owner by completing the **Submission Form for Architectural/Landscape Improvements**, available on the RJ Management Website.