

## **GENERAL**

1. These Rules and Regulations are adopted pursuant to the Declaration of Planned Community and the By-Laws and may be enforced in accordance with those documents.
2. The Executive Board reserves the right to amend these Rules and Regulations at any time.
3. The Board shall have, in addition to its other remedies, as defined in the Act, the right to levy fines for violations of these Rules. Any fines so levied are to be considered an assessment against the particular Unit Owner involved, which is due and payable with that Unit Owner's next monthly assessment payment.
4. The Lots and Common Elements shall be used only for the purpose set forth in the Declaration and By-Laws.
5. No resident shall make or permit any noise to be made that will disturb or annoy the occupants of any of the Lots in the Planned Community or permit anything to be done that will interfere with the rights, comfort, or convenience of other residents. This includes loud distractions within the unit, motorized vehicles, music, fireworks, and discharge of firearms etc.
6. Owners / Renters are responsible for repairing any property damages caused by their families, pets or guests to their units or common areas.
7. The Association shall in no event be liable for the loss, destruction, theft or damage of personal property placed in the Common Elements. No property should be placed in the common elements without approval from the Executive Board.

## **AESTHETICS**

1. Holiday decorations must be removed within twenty (20) days after the holiday.
2. Driveways, sidewalks, mulched areas, front and back yards, and stoops shall be kept free of trash, trash cans and debris and are not permitted to be used as storage areas for any personal items.
3. No Owner shall repair or restore any vehicle while in Common Elements.
4. No signs of any character shall be erected, posted or displayed on any lot except for one temporary real estate sign not to exceed six (6) square feet in advertising that such home is on the market and common area signs as recommended by the Executive Board. One Home security sign is permitted in mulch next to front door.
5. Owners shall be required to maintain their Lot, including sidewalks, driveways and lamps and keep them in good repair and maintained.
6. No items, including decorations, hoses, and furniture, are permitted to be placed in the grass on any lot. All items must be stored inside or placed on decks and patios.

## **GARBAGE REGULATIONS**

1. Garbage may not be placed at the curb until after **6:00pm** on the day prior to pick-up. And must be removed by **6:00pm** on the day of pick-up.
2. Trash and Garbage containers are not permitted to remain in public view, except on days of trash collection.
3. All garbage needs to be placed in Trash Cans or Containers aside from bulk items that can not be placed in a trash can or container. Owners should check with the refuse company if a special request is required for picking up bulk items,

## **STRUCTURAL**

1. No exterior Elements shall be altered without the prior written consent of the Executive Board. This includes installation of satellite dishes, televisions, storm doors, decks, patios, Privacy fencing, awning, landscaping, etc. Alterations must conform to Community specifications.
2. Each Lot Owner is responsible for maintaining, repairing and replacing any sidewalk, walk-way or driveway located on their Lot.

## **USE RESTRICTIONS**

1. The Lots are to be used for single family Lots **ONLY**.
2. No business, industry, trade or occupation, except only limited professional activities within a Lot as permitted by the Township of Robinson and approved by the Executive Board, shall be conducted, maintained or permitted in any part of the Planned Community.
3. No Lot shall be listed, rented, or used for short-term lodging privately or publicly through services such as AirBNB.

## **REGULATION OF TRAFFIC AND PARKING**

1. Only licensed motorized vehicles are allowed in driveways, streets and visitors' lots Of the Planned Community. Parking of automobiles in visitors lots shall only be permitted for visitors of Owners and only during the period of the visit. Owners / Occupants are not permitted to use visitors' lots for permanent or temporary parking of primary or additional vehicles, swapping vehicles, or overnight parking.
2. Recreational vehicles, motor-homes, boats, or the like are prohibited in the Community, unless parked and stored inside a garage.
3. No vehicles of any kind NOT utilized on a daily basis shall be "stored" in the driveways streets, or visitor lots.
4. No vehicle which is un-drivable, due to damage of mechanical failure, or which is not bearing a valid registration plate or current inspection sticker, will be parked for more than seventy-two (72) hours in the driveways or parking areas. Such vehicles will be towed at owners expense.

5. Owners / Occupants are not permitted to park in any grassy areas including the grass located on either side of their driveways. Vehicles must be parked on the paved driveways or in garages at all times.
6. Commercial Vehicles such as vans, trucks, boats, trailers, campers and mobile homes are not permitted to be parked or stored on any Common lot, Driveway, or street.

## **PETS**

1. Household pets may be maintained so long as they are not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching, offensive hygiene or odor, or unreasonable number of pets.
2. No external compound cages, kennels, or hutches are permitted
3. Pets must be leashed and accompanied by a responsible adult at all times while in the Common Elements. Leashes may not exceed six (6) feet in length.
4. Pets cannot be located on any Lot for commercial purposes.
5. All pets must be registered and inoculated as required by law.
6. Lot Owners must protect the property of others from damage by their pets and will be liable for any damages caused by their pet. Lot Owners must promptly clean up their pets' droppings.
7. Pet Owners / Dog Walkers and pets are permitted to use the common elements and their own private properties only.
8. No pet shall be permitted to urinate or defecate on private property other than their own.
9. No pet shall be permitted to damage, deface, or destroy any property not belonging to the animals owner.
10. No pet shall be permitted to bite, chase, leap at or jump upon or otherwise harass any Property owner, Visitor, bicyclists, or motor vehicles.

## **RULES ENFORCEMENT AND FINES**

1. If at anytime, a violation of the Associations Governing Documents and / or Rules and Regulations is reported to the Board of Directors or Managing Agent or a violation is witnessed by a homeowner, Board Member or Managing Agent, an initial warning letter will be sent to the unit owner and / or unit occupant.
2. Initial warning letter will note the nature and location of the violation and give the violating party fifteen (15) days to advise the Managing Agent and / or Board of Directors of their intent to correct the violation and have the violation cured. The initial warning letter will state that a fine will be assessed to the unit owners account if the violation is not cured and contact is made within fifteen (15) days noted on the letter. no
3. If the violation remains after the initial warning letter, a second letter will be sent advising that a fine of \$50.00 has been assessed to the unit owners account and that they have 10 (10) days to correct the violation AND contact the Board of Directors and / or Managing Agent advising of their intent to correct the violation.
4. If a second fine notice is required due to the violation not being remedied in the time frames allotted above, a third letter will be sent noting that an additional \$75.00 fine has been assessed to the unit owners account, along with a \$5.00 a day fine until the violation is remedied.