

Summary of Key Rules & Regulations  
Rev. as of 02/22/18

NOTE: THIS IS A SUMMARY AND SUPPLIED AS A CONVENIENCE FOR HOMEOWNERS AND TENANTS; THIS DOES NOT REPLACE THE COMPLETE POA RULES AND REGULATIONS WHICH ARE THE GUIDING DOCUMENT FOR REGULATIONS FOR THE COMMUNITY.

**1. Parking**

- a. All cars for Owners/Tenants must be registered with Property Manager
- b. Owners'/Tenants' automobiles shall be parked in the garage and shall not block the parking court (driveway).
- c. No parking is allowed in driveways at any time:
  - i. Exception for vehicles temporarily working for Owner/Tenant so long as they:
    1. Register with Property Manager
    2. Are immediately available to move vehicle
    3. Do not block ingress/egress of any Owner/Tenant or emergency vehicle
- d. Cars which do not comply with regulations are subject to towing at owner's expense.

**2. Pets:**

- a. All pets must be registered with the Property Manager, along with a photo of the pet.
- b. No more than 2 cats or dogs may be kept in any unit at any time and may not be used for commercial breeding purposes.
- c. Any pet being walked through the Community must be under Owner's control at all times and must be on a leash no longer than 6'.
- d. No feeding of animals outside of your home including feeding of stray/feral animals.
- e. No pet may weigh more than fifty (50) pounds.
- f. Pets must not be a nuisance to other members of the Community.

**3. Garbage:**

- a. All garbage must be bagged in plastic bags and placed in the garbage can for your home for collection each Monday, Wednesday and Friday.
- b. Any garbage not properly bagged will not be picked up and will be the Owner/Tenant's responsibility to clean up and dispose of.
- c. Owner/tenant shall regularly pick up all garbage, trash, refuse or other rubbish on the Owner's Lot.

**4. Common Areas (including pool, courtyard, etc.):**

- a. No pets are allowed at any time in the pool area
- b. Pool gate must not be "blocked" or held open in a manner so that it doesn't close properly.
- c. No glass bottles, glasses or other breakable items can be brought into the pool area.
- d. No nuisance shall be permitted within the Community, including but not limited to the Pool area and Courtyard areas.

**5. Smoking**

- a. Smoking is only permitted inside an Owners'/Tenants' home and in designated areas only.
- b. No smoking (including electronic cigarettes) is permitted in the pool area.

**6. Rentals**

- a. All rental requests must be submitted with rental application and application fee to the Board no less than 15 days prior to the proposed start of the lease.
- b. No lease shall be approved for a term of less than 90 days.
- c. Only 2 leases shall be permitted within a 365 day period.
- d. All Lessors shall provide Lessee with HOA Rules & Regulations and advise them that they are responsible for adherence to Community regulations.
- e. All Tenants must sign to acknowledge receipt and compliance with HOA regulations.