

Villas on Troubadour Rules and Regulations

Welcome!

Welcome to the Villas on Troubadour Homeowners' Association (hereinafter referred to as "Association"). We hope you enjoy your home. The objective of the Association is to maintain The Villas as an extremely pleasant place to live. In order to accomplish this, the Board of Directors has established this set of Rules and Regulations, which pertain to living at The Villas in a Community Association atmosphere.

These are common sense guidelines, which take into consideration the health, safety and comfort of all Owners and Occupants at The Villas. We hope the Rules will help clarify expectations for living at The Villas, that you will find them reasonable, and will cooperate by observing them. The Board has not presumed to cover every possible situation. These rules cover those major areas where problems historically occur. The section dealing with architectural guidelines will be of particular importance to existing Owners as well as to new Owners. Preserving the uniform, clean, attractive appearance of our Property is a goal shared by all, as it will maintain and enrich the value of your home.

The Board of Directors is given the authority to promulgate and enforce these Rules and Regulations by the Declaration of Easements and Covenants and Restrictions for the Villas on Troubadour.

We ask that you keep this booklet handy and refer to it when necessary. If something arises that may not be covered in the booklet, please do not hesitate to contact the Management Company or the Board of Directors. Additional information is also contained in The Villas Declarations and By-Laws in Summit County records. Copies of The Villas' Declarations and By-Laws may be obtained at a cost from either the Summit County Recorder or the Management Company.

The Board of Directors

Villas on Troubadour Homeowners' Association

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I. Environment of Common Area

A. General

1. Playing games and other recreational activity in the street is prohibited.
2. Skateboard ramps, basketball hoops and soccer nets are prohibited on the Property.
3. Littering and leaving any trash or personal property outside the Home is prohibited, except as authorized by the Rules.
4. Occupants are prohibited to pour or allow the spillage of any solvents or any other volatile or flammable material in the storm sewers or on the Common Area.
5. Solicitation by any commercial or other enterprise is prohibited within The Villas. Public sales of any kind, including garage sales and tag sales are prohibited unless approved in advance, in writing by the Board of Directors.
6. Nothing shall be done in or on any Home or Common Area, which may impair the structural integrity of the building.

B. Motor Vehicles

1. For the purpose of loading or unloading and preparation for a trip, a recreational vehicle may be parked on the home's driveway space for a period of time not to exceed twelve (12) hours in a one-week period if the Board has given prior written consent.
2. Moving vans are permitted to be temporarily parked in the driveways and/or on streets between 6:00 a.m. and 9:00 p.m. only but must not obstruct traffic.
3. Owners/Occupants must park either (a) within their garage or (b) on their driveway in front of their garage. When a plowable snow event (more than 2") is predicted by local weather services, Owner / Occupants may park in the guest parking areas to allow for the plowing of their driveway. Owner / Occupant vehicles that are parked in the guest parking spaces must be moved back to the driveway of the home within 4 hours after the driveway has been cleared of snow by the snow removal contractor.
4. Guests of occupants must park in the driveway of the home they are visiting unless all parking spaces in such driveway are occupied with vehicles. In that event, guests may park in the guest parking spaces located throughout the Villas on Troubadour. Guest parking pad areas are prohibited to be used between the hours of midnight and 6 a.m. Guests are prohibited to park on a guest parking pad area for a period outside these hours without written approval. The Owner will need to notify the community association manager for registration and approval and can do so by submitting a request to the management office.
5. Parking on the streets between 9 p.m. and 6 a.m. is prohibited to permit unobstructed access for emergency vehicles.

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6. Inoperable vehicles (with flat tires, expired license tags, extensively damaged, including any of the following: a broken window or windshield or a missing tire, motor, or transmission; a vehicle that is incapable of movement under its own power or covered in rust), or vehicles which cannot be identified as belonging to an Occupant, which are parked in any Common Area for more than forty-eight (48) consecutive hours will be levied a rule violation assessment of \$50.00 per occurrence.
7. Parking or operating a vehicle on any grassed or lawn area is prohibited.
8. When entertaining guests for a specific function, the Occupant must inform the Management Company and the surrounding neighbors of scheduled plans, when the vehicle count exceeds five (5).
9. For the courtesy of all Owners, motorcycles and motorized vehicles shall have noise baffles or noise restraints that prevents the vehicle from being heard within the Homes.

C. Traffic

1. Stop and yield signs located at street intersections must be observed.

D. Garages

1. Garage doors must be closed except when in direct use for ingress and egress.
2. Occupants must use their garages and driveways as their primary parking space.

E. Signs

1. No sign or advertising of any nature shall be displayed on any portion of the property except:
 - a. On the interior side of the window of a home, one (1) professionally prepared sign, not in excess of four (4) square feet, advertising the unit for sale.
 - b. In front of the home, one (1) professionally prepared "For Sale" or "Open House" sign not in the excess of four (4) square feet.
 - c. In the shrub bed, one (1) professionally produced security sign, (one (1) square feet in size) furnished by a security agency, not exceeding the height of two (2) feet.

F. Eaton Estate Community Center

1. The Community Center is for the private use of the Residents of Eaton Estate. It is available for rental to Occupants for non-profit parties or meetings. Business or political activity is prohibited.
2. Only an Owner or tenant shall sign the rental agreement for use of the Pavilion and shall be responsible for the supervision of the function.
 - a. Maintenance fees and assessments must be current to obtain the use of the Pavilion. Please contact the Eaton Estate Management Company for further rental information.
3. Eaton Estate Community Pool & Tennis courts are also available to Villa's Occupants. Contact Eaton Estate Management Company to obtain pool passes (2 per unit).

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II. Owner/Occupant Responsibilities

A. General

1. Personal property maintained within the patio area must not be visible above the patio fence, exceptions are the patio table, umbrella, or glider.
2. An US Flag, a State of Ohio Flag, and POW/MIA flag may be displayed on a pole attached to the exterior of the building so long as it is attached to the wood trim only. The Flags may be displayed at any time in keeping with the recognized customs and etiquette. No other flags will be permitted, except for Service flags, that may be displayed in an occupant's window.

B. Snow Removal

1. During the snow removal season occupants are prohibited to park on the driveway unless a vehicle is already parked in the garage.
2. The snow removal company is not obligated to plow the driveway where cars are parked, due to liability issues.
3. Occupants are encouraged to use an ice melt product on areas near the individual home. Calcium Chloride is recommended.
4. The Association cannot possibly eliminate all slippery conditions on the Property. When temperatures are near or below freezing, Owners must exercise additional caution and expect ice and slippery conditions to exist. Owners are responsible for warning all Occupants and guests of the slippery conditions.

III. Architectural Guidelines

A. General

1. A written request with supporting details and diagrams for any type of modification, installation, or additions to each home exterior must be submitted to the Board for review. Written approval must be obtained from the Board prior to the installation or commencement of the project. Modifying any exterior portion of the Home or Lot is prohibited without written Board approval.
2. Following written approval from the Board, it will be the Owner's responsibility to secure necessary building permits and to obtain approval from the Township of Sagamore Hills.
3. Once the material for the exterior modification is placed on the property, the work must begin and continue through the completion within a reasonable time frame and in a reasonable manner that will not detract from property appearance or inconvenience neighbors and/or Association service contractors or otherwise cause a disturbance. Work is prohibited from occurring between 6 pm and 7 am.
4. In the event damage occurs as a result of any modification, addition or change to the exterior of the building or to any Common Area of the property, repairs must be made immediately at the Owner's expense and to the satisfaction of the Board.

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5. It is the responsibility of the seller to disclose to a new Owner any and all architectural changes or improvement that are the responsibility of the Owner to repair or to maintain, including landscaping. If necessary, contact the Management Company to review the architectural correspondence file. Document must be conveyed to subsequent Owner.

B. Architectural Approval Procedure

1. Review of architectural change requests, submitted by an Owner, will be in accordance with the following schedule:
 - a. A written request is submitted to the Management Company.
 - b. The Management Company will copy and distribute all written requests to the Board of Directors within ten (10) working days after receiving the written request.
 - c. The Board of Directors will notify the Owner, in writing, of approval or denial within 30 days after receiving the written request.
 - d. If an applicant does not receive written notice from the Board approving or denying the architectural design request within 30 days of the original request, a second notice must be submitted directly to the Board of Directors.
 - e. Failure on part of the Board of Directors to respond shall not constitute approval.
 - f. An applicant may request a meeting of the Board of Directors to discuss denial.

C. Storm Doors

1. Installation of storm doors must have prior written Board approval.
2. A white or colored frame (matching exterior door color) storm door must be same type of style as those already found at The Villas.
3. Doorframes must have a full clear view pane. A divider strip of grill is permitted.
4. Glass must be completely clear.
5. The Owner shall have the option of converting the storm door to a screen door for warm weather use if screen inserts are a standard part of the door.
6. Maintenance and upkeep of the storm door is the Owner's responsibility.
7. A fully retractable storm door is permitted.

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D. Front Door

1. Installation of replacement front doors or modifying existing front doors must have prior written Board approval. Repainting front doors must have prior written Board approval.
2. Doors must be constructed of steel or fiberglass.
3. Doors can contain multiple configurations of glass inserts
4. It is the responsibility of the Owner to maintain the painted surface of the front entry door. The following colors are approved:
 - a. SW - Extra White – SW7006
 - b. SW – Tricorn Black – SW6258
 - c. SW – Dard Hunter Green – SW0041
 - d. SW – Rookwood Dark Red – SW2801
 - e. SW – Navel – SW6244

**All colors are Sherwin Williams colors, but an Owner can have any paint company color match. No other colors will be approved.*

E. Window Replacements

1. Installation of replacement windows must have prior written Board approval, except in case of damage where the exact-for-like replacement would be made.
2. Windows, when replaced by the Owner, must be identical in appearance to the existing windows. An upgrade in the quality of windows may be approved providing replacement windows are identical in appearance to existing windows.
3. Maintenance, repair, and replacement of windows are an Owner's responsibility.

F. Exterior Lighting

1. Installation of exterior lighting and /or landscape lighting is prohibited without written Board approval.
2. Subsequent purchasers of the home must maintain exterior lighting installed by previous owners.
3. Replacement light fixtures must be black or brass in color.
4. Outdoor lighting must only be illuminated with clear/white light bulbs. Colored bulbs are prohibited. Owners are responsible for replacing the light bulbs for the exterior lights on their Homes.

G. Privacy Fences

1. Installation of privacy fences requires prior written Board approval
2. Privacy fences must be of the same material and color as the existing or replacement deck and no more than 36 inches in height from the deck rail or 6 feet from base of deck and patio. Modifying the color of the fence without written Board approval is prohibited.

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H. Stair, Porch & Deck Railings

1. Installation or replacement of stair, porch & deck railings require prior Board approval.
2. Stair, Porch & Deck Railings must be white in color.

I. Window Box

1. Unit Design A (without porches) may install a flower box under the front window.
 - a. They must be vinyl and black in color and be 60"x10.8"x11"

IV. Landscaping

A. General

1. Trees and shrubs are prohibited to be planted, transplanted, or removed, or any changes made to the exterior landscaping without prior written approval of the Board.
2. The use of railroad ties, landscaping timbers, bricks, rocks and/or other such items used as shrub bed enclosure is prohibited without prior written approval of the Board.
3. Occupants desiring to change or add landscape plantings around their home must submit written specifications and drawings and obtain written Board approval prior to installation.
4. Five Flower/plant pots per home are permitted outside the patio area but must not be placed in any lawn area and must either be a neutral color or made of natural material.
5. **The following items are prohibited outside Owner's area: any type of statue, statuette, yard or lawn ornament, bird bath,** swing set, artificial flowers, ornamental rocks, or stones. Stones are permitted under/around HVAC units or exterior faucet only.

B. Shrub Beds

1. The installation of additional shrub beds, or removal of existing shrub beds is prohibited without written Board approval.
2. Type of shrub, size, and location must have written Board approval prior to installation.
3. The width of the shrub bed is prohibited to extend beyond four (4) feet from the exterior wall of the home.
4. Shrub beds installed by an Owner or Occupants must be covered in a dark, shredded bulk mulch typically used by landscape contractors. Wood chips, gravel type stones or any other decorative shrub bed coverings are prohibited.
5. Owners are responsible to maintain Owner installed shrub beds in an attractive condition, kept free of weeds, undergrowth, and dead plant materials.
6. Plantings shall be consistent in height and size to existing plantings.
7. The variety of plant material selected by an Owner must be of a species that will not encroach upon or cause damage to the home, common areas or any utility service line.

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8. Plantings installed by an Occupant must not, in any way, be an invasive species or create an obstruction for the landscaper.
9. The landscaper shall not be responsible for maintenance of the beds, shrubs or trees installed by Owners, unless the new plantings are replacing originally planted shrubs or trees.
10. Landscapers are only responsible for care and maintenance of originally installed bed areas, not including deck/patio area or rear area of Home.
11. All plantings shall be considered donations to the Association and are part of the Common Area.

C. Seasonal Flowers

1. Seasonal flowers must be planted far enough away from the grass line to avoid damage from the landscaper's automatic trimming and edging equipment.
2. Seasonal flowers planted by an Occupant must be maintained by the Occupant in a manner that does not result in a wildflower appearance, or dead flowers.

D. Trees

1. Planting a tree without Board approval is prohibited. Type of tree, size, and location must have written Board approval prior to installation.
2. The type of tree must be a variety that will not encroach upon or cause damage to the home, Common Area, or utility service lines. Example of an unacceptable tree is a weeping willow.
3. A tree ring must be created and maintained by the Occupant around the base of the newly planted tree in an attempt to prevent damage from landscaping equipment. The tree ring must be covered with a dark shredded bark mulch typically used by landscape contractors. Wood chips, gravel stones or any other decorative shrub bed coverings are prohibited.
4. When planting a tree, the Owner shall be responsible for the damage that may occur to underground utility service connections or lines during the time the tree is being planted as well as for any future damage that may be resulting from growth of the tree. Owners must call the Ohio Utilities Protection Service (1-800-686-7826) 48 hours before digging.
5. Trees planted by an Owner must be planted in such a manner so as not to create obstructions for the landscape service contractor.
6. The Owner and/or subsequent purchaser of the home must maintain all landscape plantings installed by an Owner. The plantings will become the sole responsibility of the Owner; the Association will not be responsible for the care and/or maintenance of such plantings.

E. Other Plantings

Occupants desiring to change or add landscape plantings in the area of their home must submit written specifications and obtain prior written Board approval.

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V. Home/Lot Restrictions

A. General

1. The boundaries of the individually owned home and everything within these boundaries built and installed for the exclusive use of said home is "Home Sweet Home" and is the Owner/Occupants responsibility to maintain.
2. All personal property, such as lawn furniture, toys, bicycles, etc. must be kept inside the garage or patio area when not in use.
3. Retractable awnings are permitted with written approval by the Board before installation. Permitted colors are the following: solid beige, white, dark green or black. or striped pattern of any combination of the above listed colors

B. Pets

1. Pets are prohibited to run loose on the property. All animals, when outdoors, must be kept on a hand-held leash not more than six feet in length.
2. Tethering a pet in the Common Area or around any tree/shrub is prohibited; nor shall any pet be tied to a patio fence or housed outside of a home.
3. Pet owners will be held liable for all damage caused by their pets to any Common Area including, but not limited to shrubs, bushes, trees, and grass.
4. Screw in anchors for pet chains, cables or cords are prohibited from the lawn areas.
5. No more than two pets may be maintained in any home.
6. Owners must immediately and completely remove their pets waste from any portion of the Property outside their Home, including the patio.
7. Pets are prohibited to create a nuisance.
Examples of nuisance behavior or behavior that creates an unreasonable disturbance for the purposes of this paragraph are:
 - a) Pets whose unruly behavior causes personal injury or property damage.
 - b) Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for two hours or more to the disturbance of any occupant at any time of day or night.
 - c) Pets in Common Elements who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in an animal carrier.
 - d) Pets who relieve themselves on walls or floors of Common Elements.
 - e) Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.

C. Trash Removal

1. Trash containers and recycle bins are prohibited outside the Home except that they may be placed at the curb for pick-up no earlier than 7:00 p.m. on the evening before normal collection and must be returned to the interior of the home before 7:00 p.m. on the pick-up day.
2. Trash remaining at the curb overnight must be enclosed in covered containers of solid plastic, metal, or heavy cardboard to prevent the rubbish from being scattered, blown, or disturbed by animals or birds.

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3. Trash containers, recycle bins and bags must not be permitted to remain conspicuous except on the day trash is collected. Trash containers and recycling bins must be kept inside the garage at all other times.
4. An Occupant must contact the waste hauler to remove large items, and any costs incurred are the Owner's responsibility.
5. Large items for trash pick-up must not be placed on the curb until the scheduled pick-up date.

D. Seasonal Decorations

1. Holiday and seasonal yard displays are prohibited (except as outlined below).
2. The following items will be permitted outside the Owners area with the permission of the Board from Thanksgiving through January 14th only: any type of seasonal statue/statuette, yard, or lawn ornament. Wreaths, stockings, Christmas lights, etc. may be displayed as follows:
 - a. Nothing may be permanently attached to any part of the exterior of the home. Temporary clips are allowed. Any damage done to the exterior of the home will be the sole responsibility of the Owner to repair.
 - b. Lights can be installed and illuminated starting on Thanksgiving Day. They must be removed no later than two weeks after New Year's Day.
3. Items requiring attachment to buildings are strictly prohibited. (Except as permitted above)

E. Bird Feeders

1. One single freestanding bird feeder per home is permitted. It may only be placed outside the patio in an established tree mulch area. The post must be metal, and the post and feeder shall not exceed seven feet in height. The feeder may not exceed 18 inches square. The post must be painted black.
2. A Hummingbird liquid feeder or seed dispensing bird feeder in a tree is permitted as an alternate to a bird feeder.
3. Ground feeding of wildlife such as birds, Canada Geese, ducks, squirrels, etc. is prohibited. Foodstuff placed on the ground around the home attracts rodents and creates an unsightly appearance.

VI. Sale of a Home

A. General

1. Exterior "For Sale" signs are limited to those permitted in Section 1, Article G of these rules.
2. An Owner is required to notify the Management Company in writing of any changes in occupancy 30 days prior to such change. After your home is sold, you, your real estate agent, or Title Company/Escrow Agent, must call the Management Company to make arrangements for the maintenance fee update letter and certificate of insurance for the Buyer.

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3. The Management Company will coordinate this paperwork with the bank, real estate agent, appraiser, and escrow agent. A transfer fee is charged to the seller and paid out of escrow from proceeds due to the seller at the time of title transfer.
4. The seller is responsible for providing the following information to the Buyer:
5. A copy of the Declaration and By-Laws for the Eaton Estate Master Association and for The Villas on Troubadour Homeowners' Association.
6. A copy The Villas Rules and Regulations will be provide by the Board of Directors.
7. A written notice of any and all architectural changes and improvements constructed by the seller or previous sellers which are the responsibility of the Owner to repair, maintain and replace.

VII. Collection Policy

1. The annual assessment is due on January 1st and is considered late if not received by the 10th day of the month ("the late date"). All other assessments are due on the first of the month following notice from the Association and also considered late if not received within 10 days of the same month.
2. An administrative late charge of \$25.00 per month will be added for any late payment or on any balance of unpaid assessments. (Subject to increase upon further notice.)
3. The Association will apply any partial payments on unpaid assessments in the following order:
 - A. Interest owed to the Association.
 - B. Administrative late fees or enforcement assessments.
 - C. Collection costs, attorney's fees, and paralegal fees the owners Association incurred in collecting the assessment; and finally,
 - D. Oldest principal amounts the owner owes for common expenses charged to the account.
4. Any unpaid assessment may result in collection action, including letters, liens, updated liens, suits for money judgment, and foreclosure. Once judgment is obtained the Association may proceed with post-judgment action, including bank attachment and wage garnishment. Any costs the Association incurs in the collection of unpaid assessments, including non-sufficient bank fees, attorney's fees, recording costs, title reports, and court costs, will be charged back to the account.
5. While a foreclosure case is pending, partial payments may not be accepted unless, through a formalized payment plan or Receiver, approved by the Court.
6. If any owner (either by their conduct or by the conduct of any occupant) fails to perform any other act required by the Declaration, the Bylaws, or the Rules and Regulations, the Association, after giving proper notice and an opportunity to request a hearing, may levy an enforcement assessment, undertake such performance, or cure such violation. Any costs the Association incurs in taking such action will be charged back to the account.

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7. If an owner is more than 30 days past due in the payment of any assessment, the Association may suspend privileges including the right to vote, the use of the amenities, or the ability to apply for architectural approval.

VIII. Complaint Procedure

A. General

1. Complaints against anyone violating the rules must be made to the Management Company in writing and must contain the signature of the individuals filing the complaint. Anonymous complaints do not provide adequate evidence to proceed with enforcement action.
2. The Management Company will, in most cases, contact the alleged violator after receipt of the complaint, and a reasonable effort will be made to gain the violator's agreement to cease or correct the violation.
3. If reasonable efforts to gain compliance are unsuccessful, the Owner will be subject to enforcement action in accordance with the penalty provisions contained hereunder.

IX. Items Not Covered

- Any item regarding an addition, change or alteration to the Common Areas of The Villas not covered in these Rules and Regulations must be presented to the Board and must receive written Board approval before implementation.

Revision of Section I, E. Signs

Per email from Attorney signs aren't defined in the declaration. When a contract doesn't define a term, then courts applies it's common meaning. Webster's Dictionary defines "sign" as "a mark having a conventional meaning and used in place of words." The board has determined the meaning of sign does not include security signs, house numbers, surnames, and welcome plaques. These items will be permitted. This rule has been added to the rules and regulation book. Can not be attached to house. (By-law rule 6.17) They are permitted in mulch beds, or on porches. No political signs of any kind are permitted.

Revision of Section II, A, 2. Flags

A US Flag, military flag, State of Ohio Flag, and POW/MIA flag may be displayed on a pole attached to the exterior of the building so long as it is attached to the wood trim only. The Flags may be displayed at any time in keeping with the recognized customs and etiquette. No other flags are permitted. Garden flags will be considered yard art & must be in mulch bed area. Only 1 flag can be displayed at a time.

Revision of section III, D, 4. Door Colors

All door colors that were prior before May 1, 2022 are grandfathered in. From May 1, 2022 homeowners must abide by the new colors when painting or replacing doors (including grandfathered in doors.) We added 2 additional colors, Beige & Taupe. All new paint colors or new doors must get ARC approvals first. Apply through portal, email or regular mail to Management company. The board reserves the right to let homeowners know if faded doors need repainted (per declaration, 6.1, Covenant of Good Maintenance.) The following colors are approved:

- a. SW - Extra White – SW7006
- b. SW – Tricorn Black – SW6258
- c. SW – Dard Hunter Green – SW0041
- d. SW – Rookwood Dark Red – SW2801
- e. SW – Navel – SW6244
- f. SW – Taupe Tone – SW7633
- g. SW – Nacre (Beige) - SW6154

*All colors are Sherwin Williams colors, but an Owner can have any paint company color match. No other colors will be approved. Bonnie has the color swatches for you to view.

Revision of III Adding J. Boxes & Baskets

J. Banister flower boxes are permitted providing they are clamped & not drilled into rail. Hanging baskets are allowed on porches.

Section IV, A, 5. Yard Art

A **maximum of three items** of yard art will be permitted in the front mulched areas. **Choose wisely.** Examples of some yard art that may be acceptable are, but not limited to, bird houses, bird feeders, gazing balls, small sculptures, wind chimes, fountains, statues must be under 3 ' tall & 18 inches wide (please try to keep close to house to keep them from getting knocked over). If more than 3 item are observed upon inspection, a violation letter will be sent. Garden flags shall not exceed two in number and are considered yard art. Stones are permitted under/around HVAC units or exterior faucets only.

Section IV, B, 3. Shrub bed size

The width of the shrub bed is prohibited to extend beyond four (4) feet from the exterior wall of the home. Any increase in size must have ARC approval.

Section V, D, 1. Seasonal Holiday Decorations

Holiday decorations for other nationally celebrated holidays (i.e. Easter, Memorial Day, 4th of July, Halloween, & Thanksgiving) shall be put up no sooner than one week before the holiday and must be removed no later than one week after the holiday.

Bulletin Board not in rule book, just an FYI

The bulletin board can be used to post community announcements such as milestone birthdays, death notices, and newsworthy items. No politics of any kind is permitted. If you want notice inside the box from weather, Bonnie, Carol Anne, or Tim can meet you there.

When in doubt, please contact the HOA board, via the Management Company.

June 14, 2024

Rule 5: Home/Lot Restrictions

A: General

3. Retractable awnings

RE: **Retractable awnings**

Dear Homeowners,

At a recent board meeting a motion was made, 2nd and carried to update the **rule Retractable awning**. Two additional colors were added, taupe & navy that goes along with the door colors. This will allow homeowners to choose a stripe containing combination of the following colors, of taupe, white, beige, black, dark green and navy. Please direct any questions you might have concerning this update to the Management Company.

Please file this with your revised rules sent out July 2023.

Your HOA board,

Bonnie, Tim, & Carol Anne