

Huntley Creek Condominium Homeowners Association
Rules and Regulations
Effective: November 28th, 2017

1. ANTENNAS:

- a) No exterior television or radio antennas and/or masts or satellite dishes of any sort shall be placed, allowed or maintained upon the Condominium Community without prior written approval of the Board of Directors of the Association.

2. ARCHITECTURAL CONTROL:

- a) No Owner shall paint or alter the exterior of his or her Unit, including the doors, windows and light fixtures, nor shall any Owner paint or alter the exterior of any Building, without the prior written consent of the Board of Directors or Design Review Committee.
- b) Homeowners must complete and submit a Design Review Request Application to management for approval. Homeowners will receive written response within thirty (30) days of the date of receipt of a complete application. *****Contact Management or the HOA Website for a copy of the form.***

3. COMMON ELEMENTS:

- a) There shall be no obstruction of the Common Elements, nor shall anything be stored on any part of the Common Elements without the prior written consent of the Board of Directors. Nothing shall be altered, constructed on, or removed from the Common Elements except upon the prior written consent of the Board of Directors of the Association.
- b) No open flames (tiki torches, chimineas, bonfires, fire pits or the like) are permissible within the common areas of the community.
- c) **Garden Boxes:** Garden boxes and potted plants/flowers may be allowed upon Board Approval. Homeowner assumes the maintenance and replacement of the Box should it be in disrepair. *Planter Box or Pot must:*
 - a. Be approved by the Board through the submittal of a DRC Application
 - b. Be small enough to be relocated should the need arise
 - c. Cannot be positioned to obstruct the turf
 - d. Cannot compromise the grade of the rock or soil
 - e. Must be removed if vegetation or plant is dormant
 - f. Cannot contain ivy, vines or climbing roses

4. GARAGES:

- a) All Garage Spaces contained within the Condominium Community shall be a part of the Limited Common Elements. Each Owner shall maintain the interior of his or her Garage Space in a clean, safe condition.
- b) It was the intent of the Declarant in designing the overall parking plan for the Condominium Community that the Garage Spaces be used in such a manner so that vehicles could be parked within such spaces. Therefore, any use of a Garage Space that does not allow a vehicle to be parked within such a space is expressly prohibited.

5. INSURANCE:

- a) Each Owner shall be responsible to obtain and maintain adequate Homeowner's Insurance and such other insurance, as each Owner deems appropriate to insure each Owner's personal property.

6. LEASES:

- a) No owner may lease his or her Unit for transient or hotel purposes or for a term of less than ninety(90) days
- b) Any lease or rental agreement shall be in writing and shall provide that the lease or rental

- agreement is subject to the terms of the Governing Documents for Huntley Creek HOA.
- c) The Board of Directors shall be furnished with a copy of the lease or rental agreement upon its request.

7. NUISANCES

- a) No noxious or offensive activity shall be carried on within any part of the community, nor shall anything be done or maintained thereon which shall become an annoyance or nuisance to the Community.
- b) Habitually barking, howling or yelping dogs and cats and unremoved excrement therefrom shall be deemed to be a nuisance.
- c) Patios shall not be used for storage. All rubbish, trash or garbage shall be regularly removed from the Community.

8. PARKING RESTRICTIONS:

- a) No portion of the Community shall be used as a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, boat or other recreational vehicle or accessories thereto for a time period greater than 72 hours in a calendar week, or 100 hours in a calendar month. All such vehicles shall be stored, parked or maintained wholly within the garage or outside of the community for any time period that extends beyond that which is allowed for loading and unloading purposes.
- b) At no time will an inoperable or non-registered vehicle be allowed to be kept or stored on any common area or street within the community, unless it is wholly contained within a garage.

9. PETS:

- a) No animals, livestock or poultry of any kind, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on any portion of the Condominium Community.
- b) Household pets may be kept by homeowners, **NOT Renters**, so long as to not create a nuisance in the Community.
- c) Dogs, cats and other household animals shall not litter any portion of the common area. Homeowners are responsible for their pets, including cleaning up of the pet waste as well as not causing an inconvenience or nuisance to other homeowners or guests. No pets shall be allowed to run at large throughout the community and shall at all times be restrained on a leash while such animal is outside. Any infraction of these rules that constitute action to be taken by the Board of Directors, and that cause any expenses to comply, will result in fines to the homeowner(s), i.e. attorney fees, cleaning fees, sod replacement, etc.

10. SIGNAGE:

- a) No signs or advertising, except "For Sale" or "For Rent" signs, shall be erected, placed, permitted or maintained on any common area without prior written consent of the Board of Directors.
- b) Political signs may be displayed in windows or on patios for a maximum of 45 days before an election to 7 days after the election.
- c) Flags: Flags with a maximum dimension of 36"x60" may be displayed when portraying a holiday, season, or sporting event. At any time a flag which is displayed becomes discolored, frayed, or torn, the flag must be removed from display. The only exceptions would be the flag of the United States of America and/or a service flag with a star denoting the service of the unit owner, occupant, or member of their immediate family, which can be displayed anytime, so long as the display complies with the Federal Flag Code, 4 U.S.C. Sections 4 to 10. Decorative flags which are determined to be offensive in nature by the Board and/or the DRC Committee will be prohibited from being displayed.

11. WINDOW COVERINGS:

- a) Interior window coverings, including draperies, blinds and shades used in Units, shall present a uniform appearance of off-white color from the exterior of the Buildings and the Board of Directors shall have the right to approve all proposed draperies, blinds, shades or other interior window coverings.

12. WINDOW AC UNITS:

- a) Refrigerating, cooling or heating apparatus shall not be permitted on common areas or window of a unit, except when appropriately screened and approved by the Design Review Committee or Board of Directors. Upon approval, any portable unit must be treated as a temporary unit and removed when not in use.

13. MISCELLANEOUS:

- c) No ongoing maintenance or major repairs to vehicles shall be made outside of an enclosed garage.
- d) The use of external water hoses must include a functioning passive shut-off device, to automatically stop the flow of water when not in use.
- e) Garage doors shall be kept closed when not in attended use.
- f) Seasonal decorations are permitted within 30 days prior to and after a holiday. Any light strands that are deemed to be classified as seasonal decorations at the discretion of the Board, will be subject to this rule.
- g) Each Owner shall keep his or her Unit and its equipment, appliances and appurtenances in good working order, condition and repair and in a clean and neat condition.

Signed this 10th day of September, 2018

Eric Paus
President — 2015-2017

Attest

As approved during the 2017 Annual Homeowners Meeting by the Board of Directors