

Carriage Mill Homeowners Association
Rules and Regulations

Section 1: Rules on Association Dues

- Each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to agree to all terms and provision of the Declaration and to pay the association annual assessments and special assessments.
 - Association dues are payable by the first day of each year.
 - Homeowners are given 30 days as a grace period to settle their annual dues.
 - Should a homeowner fail to pay by the 31th of the month, the association shall charge a late fee of \$25.00 together with 8% interest, costs and reasonable attorney's fees.
 - Failure to pay outstanding dues can result in the account being handed over to a collection agency and shall be a charge on the land w a continuing lien on the property.
 - No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of the Lot.
(Article IV, Article XII Section 1)
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Section 2: Rules for Leasing

- No Owner may lease or rent his/her Dwelling during the first year of ownership. For the purposes of this section, a Dwelling is deemed to be leased or rented if it is occupied by any person other than the owner of that Dwelling who does not have a residence elsewhere.
- A rental cap has been set to allow a maximum of 25 units. Homeowners/agent must verify with the HOA Board the availability to lease or renew existing tenant's leases, based on the rental cap. Interested owners may be placed on a waiting list.
- Owners are responsible for providing tenants with copy of the Associations Bylaws/ Rules and Regulations and providing Board with signed acknowledgment of same.
- Leases shall only be for a period of 1 year. All leases and renewal of leases after said period requires Board approval, based on the current rental cap status.
- The lease must contain a clause that states that the tenants must be able to park their vehicles fully on their driveway pad which is to include no parking vehicles perpendicular to the curb, in the center of a cul-de-sac, or utilizing parallel street parking along Canterford Lane. This is due to the limited parking available for unit owners.
- All tenants are required to be registered with the HOA by completing the HOA's registration form.
- The homeowner/agent is required to provide a background check for all tenants.
- All contact information for tenants and homeowner/agent must be kept up to date with the HOA at all times.
- Section 8 housing is strictly prohibited.
- Air B&B's, vacation/short term rental, renting by the room to multiple tenants or subletting the home or any portion of the home is strictly prohibited.

- Tenants should not engage in any homebased businesses that will increase/obstruct traffic, increase noise or reduces parking in the neighborhood. No Daycares.
 - There is a pet cap with restrictions for leased units allowing 2 pets per household with aggressive breed restrictions. All Pets are to be registered with the HOA, have up to date licensing/shots and require approval by the HOA Board.
 - Should a renter violate any of the HOA's rules and regulations, the homeowner is accountable for the actions of their tenants. Therefore, any infractions on the tenant's part will be held against the homeowner.
 - If the tenant has multiple rule violations, the HOA Board can demand the eviction of the tenant(s), the right is provided in the association's governing documents. (Article VII Section 1a) (Article IX Section 9)
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Section 3: Pet Rules

- Unattended animals are not allowed in any Common Area, at any time
- All pets must be under the complete physical control of a responsible human companion and on a hand-held leash or pet carrier when outside of the home.
- Residents and guests must clean up after their pets at all times and are responsible for the immediate removal and cleanup of such pet/animal's waste, wherever it occurs.
- All pets must be domesticated animals and must be contained within the home at all times unless the pet owners are walking the pet for exercise or bathroom needs.
- Owners may utilize a fenced in backyard to allow the animal outside time for short breaks without causing a disturbance.
- No pets are to be left unattended outside while the resident is not at home or left unattended on the 2nd floor balcony for any reason.
- Loud and/or continuous barking is considered a nuisance that violates the rules of the HOA, as it disrupts other residents' peaceful enjoyment of their property and is prohibited at all times day or night.
- Residents of problem pets are responsible for ensuring that their pets aren't a nuisance and will face fines and other serious penalties should a nuisance occur.
- The HOA board shall keep a watchful eye on any pet with a history of aggression in the community. Repeat aggressive behavior can result in the forced removal of the pet.
- The HOA board also has the authority to assess and collect fines for violations of the rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.
- Pets shall not be kept, bred, or maintained for any commercial purposes and all pets and maintenance thereof must comply with local laws.
- No exterior pet housing, including, but not limited to, any type of confining barricade or structure, is permitted unless prior written approval is obtained from the Association.
- Pets in common areas should not be conspicuously unclean or parasite infested.
- No animal may be kept which the Board has determined to be dangerous or which has been designated as dangerous by any governmental agency.
- Any resident and/or managing agent observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed,

and presented to the (Board of directors, managing agent, resident manager, etc.). If the Board agrees with such a complaint, the pet owner/caregiver will receive written notice of the violation. If upon the **2nd** violation(s) the problem is still unresolved, arrangements will be made for a hearing. (At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The Board may require the permanent removal of any pet, if such pet is determined by the Board to be a nuisance or a danger to the housing community and its residents. If so determined, the pet caregiver will have **7** days to remove the pet from the premises.

(Article IX Section 6 & 7) (ACC Chapter 4 Section 4-1a, Section 4-2, Section 4-4)

Section 4: Noise Rules

- Homeowners/Agents, residents, and guests must lower their music when entering or leaving the neighborhood so that it is not heard outside the car.
- Homeowners/Agents, residents, guests, and children are not allowed to make loud noises in common areas that can disturb surrounding residents' homes.
- Homeowners/Agents, residents, and guests must be considerate when using proximity sensors on vehicles, locking vehicles using key fob (beeping/honking sounds) and any other exterior devices that emits loud disruptive sounds in excess so as not to disturb other residents right to quiet enjoyment of their homes.
- Homeowners/Agents, residents, and guests are to limit loud and excessive noise from inside or outside the unit during the day and is strictly prohibited at night, so not to disturb other residents right to quiet enjoyment of their homes.

(Article IX Section 1, Section 6) (ACC Chapter 4 Section 4-1a, Section 4-2, Section 4-4)

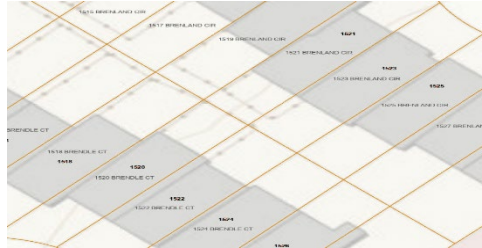
Section 5: Rules on Landscaping and Yard Maintenance

- Homeowners must keep their lawns and yards in good condition at all times.
- Weeds must be removed when they develop.
- Trees must be pruned and free of encroachments to adjoining lot(s).
- Hedges and bushes must be trimmed and free of encroachments to adjoining lot(s).
- No trash is to be kept on the lawn or yard, to include rotted or deteriorated lawn decorations and borders.
- Any grass clippings or dead branches must be removed from the lawn, street, and driveway. Yard Waste must be placed in clear bags and stored in garage or back yard, away from public view until day of regular garbage pick-up.
- Yard waste is collected on the regular garbage day and must be placed in front of your home on the day of pickup larger pieces must be cut down to required limits per the visit county website for Yard Waste disposal and collection guidelines.

(DEC Article VII Section 3, IX Section 1, ACC Chapter 1, Chapter 2 Section 2-1 N, O, Chapter 4 Section 4-1, 4-2, 4-3, 4-4)

Section 6: Rules and Clarification of Easements

- This pertains to grassy areas (referred to as “easements”) between adjoining homes. The rear of the townhomes is bordered by the rear of the opposite facing home. Adjoining homes must maintain their own portion of the easement between the rear areas of their homes. The cost and/or responsibility will not be placed upon the HOA or the non-affected homeowners.
- Easements must remain free of debris and trash/recycle containers. Nothing shall be stored in the easement to include but not limited to firewood, yard waste, etc. (Article II Section 1, 5, 7, Article VIII Section 2d)



Section 7: Trash and Waste Management Rules

- Trash pick-up is every Friday and Recycle every other Friday.
- Residents must keep their yard, lawn, driveway, and sidewalks clean at all times. No trash must accumulate in these areas.
- Any accumulated yet uncollected trash must be stored inside the residents’ house or garage, away from public view.
- Bulk waste requires a collection request with the city’s waste management department no later than the day before your regular service date.
- Bulk waste should not be left outside at any time except for the day of collection and must be placed in front of residents’ home for the scheduled pick up. At no time should these items be placed in easements or along Canterford Lane.
- Trash/Recycle containers are to be placed in front of your home no more than the day before the regular collection day, there should never be any containers placed or left in easement or on Canterford Lane, containers are to be removed no later than the following day of your regular trash collection day.
- All Trash/Recycle containers are required to have house numbers visible upon them.
- Trash/Recycle containers must be stored in the garage, back yard (inside fenced area) or in a HOA approved storage shed and away from public view.



(DEC Article IX Section 1, ACC Chapter 1, Chapter 2 Section 2-1 M, Chapter 4)

Section 8: Rules for Community Fences

- Each owner is responsible for 2 sides of the adjoining fence which are to be the portions for which the unfinished back side of the fence is facing inside your property.
- Any damages caused by failure to maintain fence whether it be to owners or adjoining neighbor's property is the responsibility of the owner for which those sides belong.
- All fences must be maintained and free from gaping holes, rot, moss and deterioration.
- All gates should be in working order.
- Firewood should be neatly stacked at least twelve (12) inches away from any fence. This wood is extremely high source for termite infestation.
- Decks and fencing must conform to a like design and material of the original Carriage Mill Homes structures. Fences will not be installed forward (toward the front of the property) and remain unpainted and unstained.
- Should fence require replacement, it can be replaced with the current style that is the closest match the original Carriage Mill Homes structures that is available at that time. (DEC Article V, Article VII Section 1, 3, 4, ACC Chapter 1 Section 1-3, Chapter 2 Section 2-1 C1, O, Section 2-2, Chapter 3 Section 3-1A, Chapter 4)



Section 9: Rules for Community Living

- Quiet Enjoyment Clause: Homeowners have the right to “quiet enjoyment” of their homes with the freedom from noise as well as the right to live in the community without being annoyed, harassed or interfered with. *Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.*
- Be respectful of adjoining and surrounding residents.
- Do not trespass on other residents' property without express permission, to include but not limited to, residents/children/guests walking through other residents'

grass/flowerbeds/driveways and parking in or in front of other residents' property for any length of time.

- Please refrain from loud, intrusive noise or shouting outside the home.
- Please refrain from slamming doors.
- Please remember that all units have shared walls for which certain noises can disturb the other residents, please refrain from things such as vacuuming, banging walls, loud music, any form of construction, etc. late in the afternoon/night so as not to disturb adjoining residents right to quiet enjoyment of their home.
- Any damage to party walls is the responsibility of the unit owner who caused the damage, unless said damage was not caused by one individual unit for which that shall be a shared expense of unit owners.
- Any water damage shall be remediated immediately so as not to cause harm and/or expense to any adjoining residents wall with issues such as mold and/or mildew.
- Draining of oil or other contaminants in or on driveways, streets or curbs is strictly prohibited.
- Any on street automobile service, repair or business is strictly prohibited.
(DEC: Article VI, Article IX Section 1, Section 6, 7, ACC: Chapter 2, Chapter 4)

Section 10: Rules for Parking

- Parking of motor vehicle on the grass is prohibited.
 - No RV's, trailers, dollies or commercial vehicles of any kind or business machinery shall be stored in any driveway or street within Carriage Mill Homes Association.
 - No Resident or Guest shall park in front of or on adjoining residents' property without express permission to do so.
 - All vehicles must be properly licensed, in working order and contained in resident's driveway as to not block use of driveway or street thereof.
 - Abandoned and broken-down vehicles are unsightly and shall be removed whether it is contained in driveway or on the street, failure to do so will result in the Association hiring a local contractor to remove said vehicle and the property owner will be billed for services rendered. There is no requirement of the Association to solicit bids for the service but rather the most expeditious means.
 - No vehicle shall remain parked on street longer than a 24 hour period without moving.
 - Any vehicle parked on street longer than a 24 hour period will be deemed abandoned and will be treated as such and towed away at owners expense.
 - There shall be no parking for any length of time in no parking zones, fire lanes, within 90 feet of stop signs, on corners blocking view of oncoming traffic, double parking especially when it obstructs the flow of traffic, in the middle of cul-de-sacs, perpendicular to driveways, sideways in driveways, on/over sidewalks, in unoccupied homes driveways or on any portion of grass.
(ACC: Chapter 1, Chapter 2 Section 2-1K, Chapter 4)
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Section 11: Rules for Violations and Compliance

- The Associations objective is to establish community standards to enhance property values throughout without undue infringement upon individual liberties and lifestyle. The standards are intended to be self-policing and maintained through a neighborly spirit of cooperation and individual compliance.
- On periodic yet unscheduled basis, the Association will conduct visual external inspections of the Carriage Mill Homes properties in their entirety to verify that properties are being maintained in accordance with the provisions herein.
- Individual violations by design or through ignorance of these regulations will be brought to the immediate attention of the recorded property owner for remedial action.
- If owner fails to comply in a timely manner or refuses to comply the Board reserves the right to hire a local contractor to correct the violation and the property owner will be billed for services rendered. There is no requirement of the Association to solicit bids for the service but rather the most expeditious means.
- Non-compliance to established Association rules and regulations are not restricted to maintenance and upkeep alone and the Board has the authority to take for review and action other violations in respect to the proper administration and enjoyment of Carriage Mill Homes.

(BY: Article III Section 3, Article VII, Article XII, DEC: Article II, Article IV Section 1, 8, Article IX, ACC: Chapter 1, Chapter 2, Chapter 4)

Section 12: Rules for Home Maintenance and Modifications

- Clotheslines are prohibited
- Window type air conditioning units are prohibited.
- Signs are prohibited from being displayed without Boards written approval.
- All primary residence structures will be maintained in a state of good repair and preservation.
- It is explicitly pointed out that all repair materials must be as closely matched as possible to the colors and designs approved by the Board.
- Storm doors installed on the front of the residence must be full view doors and should match as close as possible to the unit's paint colors.
- All Decks must remain natural wood unstained, clear coat stained or painted with one of the below HomeDepot approved colors:



- Homeowners are required by the policies herein to maintain the exterior paint on their home in good condition and paint color must be matched to the approved colors of the Association. The established color schemes, which are mandatory for all exteriors, are shown in the table below, all homes must have 1 dark color and 1 light color of their choosing from the available approved colors and they shall be alternated per the instructions provided in Section 3-1 of the ACC guidelines.



- Additional Rules for home maintenance and exterior modifications are located within the Architectural – Policies, Procedures and Guidelines section of the Rules and Regulations.
(DEC: Article V, Article VI, Article VII, ACC: Chapter 1 Section 1-3, Chapter 2, Chapter 3, Chapter 4, Chapter 5 Section 5-2, 5-3)