

HINTON OAKS TOWNHOUSE ASSOCIATION, INC.
RULES AND REGULATIONS

Adopted December 5, 2005

Revised August 26, 2011

1. In compliance with the city ordinance, no more than three (3) unrelated people shall reside in a unit at one time.
2. Any sidewalks, entrance, or passageways shall not be obstructed or used by any unit owner for any purpose other than ingress to and egress from the units.
3. Except as to the areas termed limited common areas, no article of personal property shall be placed on or in any of the general common areas except for those articles of personal property, which are the common property of all unit owners. Front porch furniture must be white only. Rear patio furniture is to be limited to that of a grill and furniture intended to be patio / deck furniture. There shall be no fencing or bordering of any kind around the patio area.
4. No cooking or use of grills or similar devices shall be allowed on the front porches of the building.
5. Unit owners, members of their families, their guests, residents, tenants and/or lessees, shall not use sidewalks, entrances or passageways as play areas. This includes all activities such as, but not limited, to playing baseball, basketball, etc. on any sidewalks, driveways, parking lots, or passageways.
6. Vehicles belonging to or being under the control of a unit owner or member of the family of guest, tenant, lessee, or employee of a unit owner shall be parked only in designated areas. Two bedroom units will have two parking spaces assigned and three bedroom units may have three parking spaces. Inoperable vehicles or vehicles without current registration, insurance or license plates are strictly prohibited on the premises. No boats, trailers, motor homes or similar vehicles may be stored on the property or common areas. **Any violation of Section 6 of these rules and regulations will result in a warning for the first offense and towing, at the owner's expense, for any additional offenses.**
7. Structural modifications or alterations may not be made to the unit without first obtaining written consent of the Board of Directors. No alteration to the appearance of the exterior portion of the building, including painting, installation of television and radio antennas, signs, or landscape modifications may be made without first obtaining written consent of the Board of Directors. No owner shall fix any object to the common elements (fences, flowers, trees, shrubs, or other vegetation) or in any manner change the appearance of the common elements or limited common elements without first obtaining written consent of the Board of Directors.
8. No work of any kind shall be done upon the exterior building walls or upon the general or limited common areas by any unit owner, except as may be expressly authorized by the Association.
9. Excessive noise is not permitted and will not be tolerated **AT ANY TIME**. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such a manner as may disturb or tend to disturb owners, tenants or occupants of other units. This also includes noises and disturbances made by the 'barking' and other noises of animals on the property. **REDUCE ALL NOISE LEVELS AFTER 10 P.M.**
10. No clotheslines or clothes drying apparatus may be erected or constructed or put up on common areas or limited common areas.
11. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any common area or other storage areas.
12. No unit owner or occupant may store any materials which would be in violation of any city, county, or state or local ordinance relative to fire, to building codes, or to toxic, flammable or dangerous chemicals on common area or limited common area.

Any damage to the general common areas or common personal property caused by a unit owner, member of their families, or their guests, tenants or employees, shall be repaired at the expense of the unit owner.

14. No owner or resident shall permit any sign, lettering or advertisement to be exhibited, displayed, inscribed, painted, or attached in any manner to any part of the building, common area or property of the Association without the written consent of the Association. 'FOR SALE', 'FOR LEASE', or 'FOR RENT' signs are strictly prohibited.
15. No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that of dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted. Pet owners are at all times responsible for **immediately** cleaning up pet feces. The Unit owners Association shall have the right to require the Unit Owner to remove any pet from their Unit if it is determined that the pet is a nuisance. *RENTERS, RENTER GUESTS AND HOMEOWNER GUESTS ARE NOT ALLOWED TO HAVE PETS ON PROPERTY.*
16. All light bulbs or other lights installed in any fixture located on the exterior of any building or any lot shall be clear, white, or non-frost lights or bulbs.
17. Trash and garbage is to be placed in plastic bags with tops closed and secured. At no time is trash to be accumulated or stored on porches or in the common area. Residents moving must break down boxes and it is the resident's responsibility to haul them away. Should homeowner / tenant smoke, all cigarette butts and packages must be discarded in trash containers.
18. Drivers are to drive cautiously in common area and obey posted speed signs. No swimming or fishing in the retention pond.
19. No gatherings of any kind in the common and picnic areas. In order to utilize the picnic area, owner/tenant must request permission from HOA two weeks prior to the gathering and must have an approval from the HOA.
20. No structure of a temporary character, tent, shack, barn, fence or other outbuilding shall be used on any common property.
21. All drapes, curtains or other similar materials hung at window, or in any manner so as to be visible from the outside of any unit, shall be of a white or neutral background material.

For any violation of rules by the owners, their guests or tenants, the OWNER will be fined. The Board is authorized to fine up to \$100.00 for any violation(s) identified and intends to levy a reasonable fine if violations are not corrected in a timely manner.