

RULES AND REGULATIONS

Ashton Place Owner's Association, Inc.

NOTE: Owners are responsible to provide a copy of these rules to all tenants, residents and guests and ensure they abide by them. Fine schedules do not reset due to a change of tenants, they only reset with a change of ownership. However, fine schedules will reset once a given owner is violation free for a period of 12 consecutive months.

These Rules and Regulations do not contain all restrictions that apply at Ashton Place. See your declaration, rules and any other adopted policies or design guidelines for further information.

Violations are written for the violation of a specific rule, not a specific item or event. All violations not observed by CEPCO or the Board of Directors must be reported by the unit owner (not tenants), in written form in order for CEPCO to send a violation to the offending unit owner.

In addition, all owners, residents, tenants and guests are required to abide by any and all local, state and federal laws that apply to the Ashton Place community although the Association shall have no obligation to take enforcement action in the event of a violation of such laws.

1. Trash containers must be removed to an area where they are not visible from the street or adjacent property owners except on the day of pickup. Screening may be utilized to shield trash containers from view. PRIOR WRITTEN approval for such screening must be obtained before installation begins. Recognizing that compliance with this requirement would mean all such items would have to be screened on three sides (to block visibility from all streets and adjacent properties) the Board has decided that screening on two sides (front and side) will suffice to satisfy the desired screening requirements.
2. Offensive or noxious activity is prohibited on any unit or on the common area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the community. Each lot shall be maintained in a slightly condition.
3. No inoperable vehicle or vehicle without current registration and insurance will be permitted on any Lot, street, or Common Property. The Association shall have the right to have all such vehicles towed away at the owner's expense.
4. No repairs to any vehicles may be made on streets or in driveways but only in closed garages or other areas not visible from the streets, common areas, or other Lots in the community. (This would not include changing of a flat tire).
5. There shall be no parking of any vehicles on any common areas, vacant lots, or on individual lots (yards) in the community. Vehicles may only be parked in driveways and in enclosed garages. The current Board is of the opinion that some on street parking is necessary at times and will respond only upon a complaint by a resident or when the Board sees there is a problem.
6. No vehicles shall be allowed to be parked on any Lot or any Association Property, or any right-of-way, which is determined by the Board to be of a type, because of size or weight, not appropriate for overnight parking within a residential subdivision. As an example, tractor/trailer trucks or heavy construction equipment shall be determined inappropriate. No boat, motor boat, camper, trailer, motor or mobile homes, or similar

type vehicle, shall be permitted to remain on any Lot or in parking spaces, at any time, unless by written consent of the Board.

7. Front porch and patio areas shall be kept clean and orderly at all times and shall not be used for the storage of bicycles, overnight storage of garbage, or for the drying of laundry. No furniture shall be permitted except porch furniture and plants; and, any dead plants shall be removed promptly. Each lot shall be maintained in a sightly condition.
8. No pets are permitted on the common areas unless they are leashed or carried and the pet owners are responsible to clean up after their pets.
9. No signs shall be permitted on any Lot or in the Common Properties.
10. Grass and shrub clippings, mulch and leaves must be kept out of the streets, off sidewalks and driveways. These materials may not be blown into the streets, ponds or storm drains. Each lot shall be maintained in a sightly condition to community standards.
11. No alterations or additions to the Lots visible from the outside (either to the homes, fences, landscaping or any other improvements may be made without prior written approval of the Declarant, the Board or the Architectural Control Committee.

Revised 9/14/2015