

Summit Park Condominium Association

Community Rules for Residents

March, 2017

To Residents of Summit Park:

As you know Summit Park is governed by the Conditions, Covenants and Restrictions (CC&Rs). These are often times difficult to read and lack clarity on a number of issues. Therefore, in accordance with the CC&Rs, the Board of Directors is permitted to establish Rules and Regulations containing amplifying information. This condensed version of the Association's regulations is designed to cover the more important things to know about living in Summit Park with the goal of making life comfortable and enjoyable for all of us who live in close quarters. Further, many regulations are designed to uphold the value of our townhouses by maintaining Summit Park's appearance and attractiveness.

As with any summary, you may not find some regulation or the meaning of the text may not be clear. In such case, please do not hesitate to call or email Association Manager Melanie Lashlee. Her phone number is (928) 779-4202 and email address is Melanie@hoamco.com . Additionally, you are always welcome to discuss your subject with the Board at its meetings.

If you rent your home, please provide your tenants with a copy of these Rules for Residents and emphasize to them the requirement to abide by them.

Sincerely,
Summit Park Board of Directors

Summit Park Condominium Association

Community Rules for Residents

The following Community Rules and Regulations are a supplement to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and Bylaws for the Summit Park Condominium Association. These Community Rules and Regulations are not to be considered as the sole statement of regulations. The CC&Rs or Bylaws shall prevail if there is any conflict between those documents and the Community Rules and Regulations.

These rules have been established by the Board of Directors for the Summit Park Condominiums and remain effective until amended, modified or rescinded by the Board of Directors. Other policies may be adopted separate to these rules.

- I. Air Conditioning. Central air conditioning may be installed in only with the prior written approval of the Board of Directors. The factors considered by the Board may include, but are not limited to, the proposed location of the condenser, the proposed screening of the condenser, and the noise level of the air conditioning unit. Window air conditioners are not permitted.
- II. Alteration to Unit: No exterior alteration or modification to the unit or landscaping or common area adjacent to a unit shall be allowed without specific and prior approval of the Board of Directors.
- III. Animals: Ordinary domestic pets (not wild or exotic pets) will be permitted so long as:
 - a) The number of pets does not exceed a combination of two dogs or cats.
 - b) Pets do not make an unreasonable amount of noise, or become a nuisance to other Lot Owners
 - c) Pets are not kept, bred or maintained for any commercial purpose
 - d) Pets are leashed and under positive control of a person when outside of the unit.
 - e) Pet waste in common areas and patios is cleaned up immediately.
 - f) Pets are licensed and inoculated in accordance with local and state laws and ordinances
- IV. Bicycles, Skates, Scooters, and Skateboards: Bicycles, skates and non-motorized scooters and similar toys and vehicles are:
 - a) Prohibited on the landscaped and non-paved areas.
 - b) Children may use skates and tricycles on sidewalks when under the positive control of an adult.
- V. Business and Related Use: No business, professional, commercial, activities of any kind whatsoever shall be conducted on any portion of any Unit unless:
 - a) The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside of the Unit;

- b) The business activity does not involve retail sales.
- c) The business activity conforms to all applicable zoning ordinances or requirements for the Lot;
- d) The business activity does not involve an unreasonable number of persons coming to the Unit.
- e) The business activity does not require door-to-door solicitation of Owners or other residents in the Association.
- f) The business activity is consistent with the residential character of the Association and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of other residents, or causes an increase in Association paid utilities such as water and trash.
- g) No advertising or directional signs may be placed upon the Unit or any portion of the Common Areas regarding the business activity.

VI. Garage Sales. Garage sales shall not be permitted except that Association-wide garage sales may be held at such times as may be approved and advertised by the Board of Directors. No commercial sales may be conducted.

VII. Common Area. No planting or gardening shall be done on the Common Areas, including areas under staircases, except in areas designated by the Association or as otherwise approved in writing by the Board of Directors of the Association.

VIII. Fires & Fire Prevention. Grilling is only permitted on Association provided grills. The following are not permitted under any circumstances:

- a) Open fires or burning.
- b) Fireworks, sparklers and similar devices.
- c) Grills and other outdoor cooking devices in common areas or on patios or balconies.
- d) No cigarette butts are to be discarded in common areas.

IX. Garages. Garages shall primarily be used for the storage of vehicles; therefore:

- a) Garages shall not be converted to or used as game rooms, media rooms, other recreational areas, or living quarters.
- b) Garage doors shall remain closed except while an Owner is working in the Garage or taking vehicles, equipment, tools, or other similar items in or out of the Garage.
- c) No flammable materials shall be stored in garages or storage rooms.

X. Leasing. An entire Lot may be rented to a Single Family under the following conditions:

- a) Leases must exceed ninety (90) days in duration. No sub-leases shall be allowed.
- b) The Owner shall make each tenant aware of the requirements of the Declaration, Articles, By-Laws, Rules and Regulations, and any other documents governing the Association.
- c) The Owner shall provide the Association with name and contact information for each lessee.

- d) The Owner shall remain liable for compliance with the Declaration, Articles, Bylaws, Rules and Regulations, and any other documents governing the Association.
- e) The Owner shall be responsible for any violations thereof by his tenant or his tenant's agents, licensees, invitees, guests, family, or pets.
- f) All notices shall be sent to the Owner.

XI. **Nuisances.** No noxious or offensive activity may be carried on or permitted on any part of the Association nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, including without limitation annoying or offensive sound or odor. No hazardous activities shall be conducted upon any part of the common area or in any unit.

XII. **Parking.** The streets within the Association are private and narrow and must allow for access by emergency vehicles; therefore:

- a) Vehicles shall be parked in garages or parking spaces.
- b) Each unit is assigned one numbered parking space. Additional vehicles shall be parked in non-assigned open spaces on a first come basis.
- c) Vehicles parked in spaces shall not overhang into the sidewalks.
- d) Vehicles shall not be operated or parked on any Common Area that is unpaved, including sidewalks.
- e) Owners are responsible for the cleaning of any leaks or spills on the streets, driveways, parking areas, aprons or sidewalks, whether caused by the Owner or the Owner's agents, licensees, invitees, tenants, guests, or family.

XIII. **Patios and Balconies.** Patios and balconies are for the enjoyment of the resident but must remain visually pleasing to the passersby; therefore:

- a) Storage, including bicycles, is not allowed to be visible from sidewalks or residences.
- b) Clothes, bath towels, bedding, rugs, and similar items shall not be draped over the rail.
- c) Decorations such as holiday flags, bird feeders, wind chimes, flower pots and similar items are allowed inside the exterior plane of the building. No items are to be attached to the exterior side of the building, which includes the patio/balcony wall top cap.
- d) Flower pots are allowed, May 1st through October 1st to be placed within three feet of the entry to the unit. Pots shall be earth-tone in color. Plantings must be maintained.
- e) Tasteful decorations such as small benches, natural in color, may be placed at the entry door to the unit with the concurrence of the neighboring unit.
- f) Storage of bicycles, baby strollers, toys and other items is not allowed at the front entrance at any time.

XIV. **Refuse.** All rubbish, trash or garbage shall:

- a) Be disposed of in the provided trash or recycling containers.

- b) Not be allowed to accumulate on common area, patios or in front of doors.

XV. Signs. Any signage must comply with the following:

- a) One "For Rent" or "For Lease" or "For Sale" sign may be displayed in the window of the unit.
- b) Size of the sign is to be no larger than four (4) square feet.
- c) Political signs as permitted in accordance with State and Municipal ordinances.
- d) Signs shall be professionally made. No handmade signs are allowed.

XVI. Single Family Residential Use. Each Unit is hereby restricted to use as a single family dwelling for residential use by a single family only: "Single Family" shall be defined as (1) a group of one or more persons each related to the other by blood, marriage, or legal adoption, or (2) a group of adult persons not all so related who maintain a common household in a Unit not exceeding the number that is two (2) time the number of bedrooms contained in the particular unit.

XVII. Speakers and Amplifiers. No outside speakers, amplifiers or other sound producing equipment shall be permitted to be installed or maintained on any Lot. No antenna shall be permitted to be installed or maintained on the exterior of any building or structure on the Properties.

XVIII. Vehicles. Vehicles must be properly licensed. The following vehicles are not permitted:

- a) Mobile home, tent, campers, recreation vehicles, trailer, boat, bus or similar vehicle.
- b) Commercial vehicles such as tow trucks, dump trucks, cement mixers and similar vehicles. Temporary parking up to 48 hours may be granted on a case by case basis through the Association Manager.
- c) Inoperable and abandoned vehicle are ones that are not running, has one or more flat tire(s) for ten (10) or more days, is up on blocks, is not properly licensed, or is not currently registered.
- d) Vehicles shall not be stored, repaired or overhauled in the parking lot or common area.
- e) Vehicle operating speed is 10 MPH within the parking area.

XIX. Winterization and Heating: Due to concerns about frozen pipes and water leaks each owner and resident is required to:

- a) Maintain the water heater at the Factory Setting or above between October 1st and April 30th.
- b) Keep the water heater at or above the vacation setting during those dates.
- c) Keep the unit furnace at 60 degrees or above during the above dates.
- d) The wall mounted electric heater in the water heater closet shall be shall be operational and turned on during those dates.
- e) Keep interior doors (including closets) and under sink cabinets open to allow for warm air circulation when the unit is unoccupied for more than 36 hours.

XX. Window Coverings and Storm Doors. Window coverings shall:

- a) Be made of standard material, i.e. drapes, metal blinds, wood shutters.
- b) The exterior side of drape material shall be white or neutral in color.
- c) Be maintained in good condition.
- d) Reflective materials such as aluminum foil, or reflective screens, glass are not permitted.
- e) Paper, cardboard, signs, and stored materials are not permitted.
- f) Screen/Storm Doors, shades, screens shall not be constructed or installed without written consent of the Board of Directors.

Adopted and Approved by the Board of Directors for Summit Park Condominium Association on 5/19/2012

Nancy Hornewer
President