

SUMMERDALE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

1. **GENERAL:** The following rules and regulations are designed to make living at Summerdale pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital.

2. **DUES:** Homeowner dues are due on January 1 and late by January 31. A LATE FEE OF \$20 WILL BE ADDED AFTER THE THIRTY FIRST OF JANUARY AND EVERY MONTH THAT THERE IS A SUBSEQUENT BALANCE. Any homeowner who is in arrears will be subject to a judgement against them and a lien against the property.

3. **ALTERATIONS:** Prior to any exterior alterations or additions (such as fences, room additions or storage buildings) an architectural request for approval must be submitted to the Architectural Control Committee for approval. The Committee, at its sole discretion, may or may not approve any changes. A written reply to any request will be made within thirty (30) days after said request has been submitted.

4. **PARKING:** All vehicles must be parked in the driveways or garages instead of on the street. Vehicles are not allowed to be parked in the yard. Recreation vehicles, Commercial vehicles, and trailers are not allowed to be parked on the street or driveway. Boats, trailers, campers, and all other similar property must be parked in a garage or area screened from the street and adjoining lot view and approved by the Architectural Control Committee. In no case shall recreation vehicle parking be allowed in front of or beside a house unless adequately screened from view of the street and adjoining lots. All vehicles parked within Summerdale must be in operating condition both legally and mechanically, ie. current license plates & inspection sticker, no flat tires, etc. Any owner with a vehicle that is not in operating order as defined above will be subject to a fine until the vehicle is either removed from the property or placed in operating condition. Commercial vehicles are not allowed on the property without written approval of the Board of Directors.

4. **YARDS AND LAWNS:** Yards and lawns should be maintained in a neat and orderly manner. Grass/weeds should not be allowed to grow more than 8 inches in height. Shrubbery should also be maintained in a neat and orderly manner and pruned on a regular basis. Structures of any type are not allowed in the front yards. All toys and yard equipment should be picked up daily and stored out of sight from the street. **Basketball goals are not allowed to be on/near the street and should be used and stored out of sight in the back yard.**

5. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug replacement, etc.) are allowed; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are not allowed. Vehicles are not allowed to be left on jacks or blocks.

6. **SPEED LIMIT:** Special attention should be exercised when driving within the community to insure the safety of all residents.

7. **NOISE:** Being thoughtful of one's neighbors is especially important in a community. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should be avoided at all times, especially between the hours of 11pm and 8am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The management office or a member of the Board of Directors should be contacted the next business day.

8. **SIGNS:** Only standard size "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted.

9. **PETS:** Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.

10. **DWELLINGS:** Each home shall be used for residential purposes only. The Homeowners Association does not provide any insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure and contents.

11. **MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities.

12. **HAZARDS:** The discharge of firearms, fireworks, or any other noise making device is not permitted at any time.

13. **COMMON AREAS:** Every homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas.

14. **GARBAGE CONTAINERS:** Garbage containers (including recycle bins) shall be stored out of sight from the street. All garbage and recycling for each home shall be placed in the can and rolled to the curb on the day designated as pickup day. Once the container(s) have been picked up, owners must return their container(s) out of sight of the street by sunset the day the garbage and recycling has been picked up. Trash and recycling containers are not allowed to be kept in the front or on the side of the house. Violators will be subject to a fine.

Violators of these rules and regulations, as well as the Declaration of Protective Covenants for Summerdale will be subject to a fine.