Alston Ridge Rules, Regulations and Standards

This document contains Rules, Regulations and Standards on other matters relating to community standards and the overall appearance of property in the community; and may be amended at any time by the Board. This guide to Rules and Regulations is adopted pursuant to the *Articles of Incorporation*, and the *Declaration of Covenants, Conditions, and Restrictions*, ("Declaration"). These documents provide for the establishment of reasonable rules and regulations concerning the use of individual lots and common areas. Compliance with community rules, regulations and standards is required.

Landscaping/ Lawn/Building Maintenance Standards

1. Homeowners and/or residents are responsible for removal of lawn or home debris, clippings, rubbish, trash and garbage etc.
2. Trash, garbage, debris and any other material is not permitted to be burned inside ethe community.
3. Furniture and any large may not be stored on the street or curb.
4. All planting and tree beds should be free of grass and weeds. Once plant material has died and/or the planting season is over, dead plant material must be removed.
5. Planting and tree beds with bare earth should be covered with natural pine straw, mulch, or similar cover to prevent soil erosion and to provide a more consistent community appeal.
6. Proper lawn/turf maintenance and care includes but is not limited to weed removal and treatment, seeding, watering, mowing to foster healthy grass.
7. Proper woody ornamental maintenance and care includes the pruning and cutting of all trees and shrubbery annually as necessary per species. Bushes and trees should not have rogue growth.
8. Proper external building care includes but is not limited to: pressure/chem washing exterior surfaces to avoid and address mildew and built up dirt; painting the exterior when the paint is worn, chipping, faded etc. Replace or paint shutters when they chip, fade etc. Please provide proper care to all exterior buildings and surfaces.
9. Driveways should be free of stains, grass and weeds.

** Please note this is not a comprehensive list of all rules found in the Declaration. You will need to consult all legal documents for a complete review of all rules and restrictions etc.

Parking/Vehicle Rules

- No parking vehicles on lawns or common areas. Parking over the sidewalk is prohibited, including sidewalks that go through driveways.
- All vehicles parked visibly in the community must be operational. Vehicles without a current license plate or which cannot operate on its own power shall not be parked within the Community outside of an enclosed garage for more than 24 hours.
- No portion of the property may be used for substantial vehicle repair.
- All - terrain vehicles of any type, including Golf Carts, are not permitted to be operated within the Community or parked overnight outside of an enclosed garage without prior approval from the ARC.
- Any motorcycle or other permitted motorized vehicle must be licensed for street use and equipped with appropriate noise muffling equipment.
- Mobile house trailers (whether on or off wheels), recreational vehicles, watercrafts, boats, utility trailers, and campers may be parked in your driveway or on the street for a maximum amount of consecutive 48 hours per week. **Please see the recorded Commercial Vehicle and Parking Rule** for the full explanation of requirement and intent.

Miscellaneous - (please refer to the Declaration of Covenants for a comprehensive list of rules and restrictions.)

- Garbage, recycling, and lawn debris bins must be stored out of street view. They may be neatly placed in the rear yard without screening.
- Pick up pet waste and dispose of properly.
- The use of firearms in the Community is prohibited, including rifles, pistols, “BB” guns, pellet guns, and small firearms of all types.