

*Glenn Meadow
Homeowners
Association, Inc.

Rules and Regulations
Handbook*

Adopted February, 2013

In order to create a congenial and harmonious atmosphere which can be enjoyed by everyone living within the Glenn Meadow Community, the Board of Directors has adopted the following set of Rules and Regulations which apply to all persons living in or visiting the Community.

It is the primary responsibility of each homeowner to maintain his property in a way which does not detract from the overall beauty of the community. It is hoped each and every homeowner will take this responsibility seriously, as this can severely affect all property values.

I. General Guidelines

- A.** Generally, all pets must be kept under their owner's control at all times and in compliance with city/county leash law.
 - 1) All dogs must be contained on the owner's lot, regardless of lot size, or leashed when off of the owner's property.
 - 2) All dog houses should be constructed of quality material and workmanship and must be located behind the rear building line of the home.
 - 3) Owners are responsible for cleaning up any mess that a pet creates in the Common Areas, as well as on any private property.
 - 4) Owners are responsible for their animal's actions and are liable for any provable damages.
 - 5) Animals being a nuisance to their neighbors will not be tolerated – this includes issues with noise. Should an issue arise, please discuss it with the animal's owner before calling animal control.

- B.** Building materials and equipment shall not be stored where visible from the street for more than thirty (30) days without the permission of the Board of Directors.

- C.** At no time is any homeowner allowed to place any item on the common area. This includes placing signs in the entrance ways. If at any time it is found that such items have been placed there those items will become the sole property of the association and will be removed immediately, without notice.

- D.** Trash, furniture, appliances etc. to be discarded should not be placed and/or stored in driveways or on the property. Trash cans and/or bags may only be stored in, or adjacent to, a homeowner's backyard or their garage.
- E.** No yard waste or trash is to be placed on the common area. It is each homeowner's responsibility to properly discard of all their items.
- F.** No garbage cans or recycle bins shall be placed at the curb any earlier than the day before collection and shall be removed by midnight the day of collection.
- G.** No all terrain vehicles, motorcycles, mopeds or other motorized recreational vehicles shall be operated on any Common Area.
- H.** No boats, trailers, school buses, large trucks, commercial vehicles, recreational vehicles, campers or other like vehicles shall be parked or stored in any area on a lot unless it is enclosed in the garage. No motor vehicle shall be parked on any Lot unless there is displayed thereon a currently valid registration plate. Parking on the grass is not permitted.
- I.** Assessments are to be paid in timely fashion. Once your account becomes three months delinquent, it will be turned over to an attorney for collections. All attorney fees are to be paid by the property owner.
- J.** No commercial business is allowed to operate on any lot, with exception of a "home office" where activity of a business nature may be carried on by phone, email or other electronic means of communication which does not generate excessive vehicular or pedestrian traffic coming to or leaving the residence.
- K.** All basketball goals must be stored at the top of the driveway. Any goal left at the street will be considered in violation.

II. Architectural Control

Any person desiring to make any improvement, alteration or change to the exterior of the home or lot must submit their complete plans in writing to the Management Company. All plans must be submitted and approved before any work begins. All requests will be approved or disapproved based on compliance with the Declarations, these Guidelines, and/or the aesthetic discretion of the Board/Developer. Once approval is given, altering the original request in any way makes the approval null and void.

Architectural request applications must include a plat plan and survey of the property in order to be considered by the Board/Developer for all projects deemed necessary. Failure to include the plat plan and survey with the application will result in the request being returned to the homeowner as “incomplete” and will have to be resubmitted with the required plat plan and survey in order to be considered.

- A.** One accessory building per lot is allowed. The building must match the aesthetic standard of the community. Lattice or landscaping around the bottom portion of the building is required. Architectural approval is required.
- B.** No chain link or other chain type fences shall be permitted on any Lot. No portion of any fence erected on any lot may exceed 6 feet in height. Architectural Approval is required.
- D.** Metal swing sets are not allowed. Before installing any large play set, an architectural request should be submitted to the Board for approval.
- E.** No above ground swimming pools are permitted. No below ground pools are to be constructed without Architectural Approval.