

# **COMMUNITY OF EMERALD BAY HOMEOWNERS ASSOCIATION**

## **OVERVIEW OF THE RULES & REGULATIONS**

- 1.) WHEN MOVING IN OR OUT, **ABSOLUTELY NO PARKING OF MOVING VEHICLES ON THE GRASS OR WALKWAYS** FOR LOADING OR UNLOADING. UNDER GROUND WATER PIPES ARE VERY SHALLOW, AND IF ONE LEAKS, DUE TO YOUR PARKING ON THE GRASS, YOU WILL BE FINANCIALLY RESPONSIBLE FOR THE REPAIRS.
- 2.) NO PARKING OF ANY VEHICLE ON THE GRASS AT ANY TIME.
- 3.) EACH TOWNHOME IS ASSIGNED TWO (2) PARKING SPACES. IF YOUR TWO SPACES ARE OCCUPIED, YOUR VISITORS ARE TO PARK IN THE AVAILABLE VISITORS SPOTS.
- 4.) EXCEPT FOR PERSONAL VANS AND PICK-UP TRUCKS, NO MOBILE HOME, BOAT, TRUCK, TRAILER, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE KEPT, STORED, PARKED, MAINTAINED, CONSTRUCTED, OR REPAIRED ON ANY PROPERTY WITHIN THE COMMUNITY IN SUCH A MANNER AS TO BE VISIBLE FROM ANY NEIGHBORING PROPERTY EXCEPT ON A TEMPORARY BASIS.
- 5.) ANY VEHICLE PARKED IN THE COMMUNITY WITH EXPIRED LICENSE PLATES / TAGS WILL BE TOWED.
- 6.) ONLY DOMESTIC DOGS ARE ALLOWED, PIT BULLS AND OTHER DANGEROUS DOGS ARE NOT PERMITTED. LIMIT OF TWO (2) DOGS AND OR CATS PER TOWNHOME. NO DOGS OVER (20) TWENTY POUNDS ARE PERMITTED UNLESS AN EXCEPTION TO THE RULE WAS MADE BY THE BOARD PRIOR TO JANUARY, 2005.
- 7.) DOGS ARE TO BE ON A LEASH AT ALL TIMES. DOGS ARE TO BE WALKED ONLY ON COMMON PROPERTY. DOGS MUST NOT BE WALKED ON OTHER HOMEOWNERS LAWNS. YOU ARE RESPONSIBLE FOR PICKING UP AFTER YOUR DOG.
- 8.) MAXIMUM NUMBER OF TENANTS ALLOWED, FOUR PERSONS (4) IN ANY TWO (2) BEDROOM TOWNHOME, SIX PERSONS (6) IN ANY THREE (3) BEDROOM TOWNHOME.

- 9.) FAMILY RESIDENTIAL USAGE ONLY. NO BUSINESS, COMMERCIAL, STORING, MANUFACTURING, OR VENDING ALLOWED.
- 10.) NO WINDOW A/C UNITS ALLOWED. NO LOUD MUSIC OR NOISE IS ALLOWED WHICH DISTURBS THE NEIGHBORS OR CREATES A NUISANCE.
- 11.) PORCHES / LANAIS ARE NOT TO BE USED AS STORAGE AREAS.
- 12.) TRASH DAYS ARE WEDNESDAY AND SATURDAY, CANS SHOULD BE PUT OUT ON TUESDAY AND FRIDAY EVENINGS. AFTER GARBAGE PICK UP, DO NOT LEAVE YOUR GARBAGE CANS AT THE CURBSIDE FOR MORE THAN 24 HOURS.
- 13.) THE SPEED LIMIT IS 15 MILES PER HOUR, PLEASE FOLLOW THE SPEED LIMIT, MANY CHILDREN LIVE HERE, SO PLEASE DRIVE CAREFUL.
- 14.) HOMEOWNERS / LESSEE, ARE RESPONSIBLE TO KEEP YOUR PROPERTY MAINTAINED IN AN ORDERLY MANNER. FLOWER BEDS AND TRIMMING OF THE HEDGES AROUND YOUR TOWNHOME MUST BE KEPT NEAT AND CLEAN.
- 15.) ALL HOMEOWNERS ARE INVITED TO ATTEND THE QUARTLY BOARD MEETINGS HELD AT THE CLUBHOUSE. NOTICES OF THE DATES AND TIMES WILL BE POSTED IN THE CLUBHOUSE WINDOW.
- 16.) MONTHLY HOMEOWNERS' ASSOCIATION FEES COVER:
  - 1.) STREET LIGHTING
  - 2.) GARBAGE COLLECTIONS
  - 3.) COMMUNITY LIABILITY INSURANCE AND REPAIRS
  - 4.) CLUBHOUSE UPKEEP
  - 5.) POOL AND POND MAINTENANCE
  - 6.) COMMUNITY LAWN MOWING SERVICE
  - 7.) TREE TRIMMING FOR COMMON AREA

***EMERALD BAY HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS***