



EAST HAMPTON

EAST HAMPTON HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

2/11/2015 Revised

The Board of Directors publishes the rules and regulations set forth below for the information and guidance of all residents. Your cooperation in observing the rules listed below will ensure that our community continues to be a pleasant and attractive place to live.

ALL OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF THE EAST HAMPTON HOMEOWNERS ASSOCIATION, INC.

Owners that rent or lease their home are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the unit. **TENANTS MUST BE FURNISHED A COPY OF THE RULES AND REGULATIONS AND A LEASE NEEDS TO BE ON FILE WITH THE MARSH LANDING MANAGEMENT.**

Non-payment of Homeowners' Association fees will result in the homeowner's amenity accessibility devices being disabled including, but not limited to, pool and tennis court access swipe cards. Additionally, use of the clubhouse by the homeowner will be suspended. This does not relinquish or otherwise relieve a homeowner from the financial obligations as set forth in the governing documents. Homeowners will be subject to all fees, terms and conditions as set forth in the Covenants and Articles of Incorporation, Bylaws and the rules and regulations.

Rule Changes

The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations. Residents who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the property, which were placed thereon in violation of these rules.



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General Rules

1. Excessive noise and/or nuisance by owners, residents, their guests and workers are prohibited. Everyone is requested to control loudness of group gatherings, TV, radios, and/or stereos, especially during evening and night hours. Violations of this kind can result in fines up to \$100.00 per occurrence.
2. No weapons (BB guns, pellet rifles, pistols, shotguns, paint ball guns, bottle rockets, bows/arrows, or firearm of any type) shall be openly displayed or discharged within the community.
3. Residents' concerns regarding the maintenance and operation of the community shall be made in writing to the Board of Directors of the Association and supplied to Marsh Landing Management Company to present at the next Board of Directors Meeting.
4. Employees of the Association shall not be sent off the community property by any resident at any time for any purpose, nor shall any resident direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
5. Any request for Homeowner Association records must be made in writing, with the agreement that the requestor will pay \$.50 per page, plus postage.
6. Eligibility for service on the Board of Directors is restricted to members of the Association only.
7. Each resident requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing through Marsh Landing Management Company, to the Board of Directors, at least twenty-four (24) hours prior to the opening of the meeting, the statement or comment he/she desires to make at the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.
8. No articles shall be placed on the common property of community. The common property of the community shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
9. Parking on the grass in the common areas is prohibited at all times, and vehicles so parked will be towed at the owner's expense without prior notification to the owner.
10. Vehicles may not be parked on homeowner lawns at any time. Parking of vehicles must not block the sidewalk.
11. Vehicles should not be parked in the street in a manner that will block the ingress and egress of other vehicles including emergency vehicles. Vehicles parked on the street should not block any mailboxes, fire hydrants or driveways.
12. Fishing is not permitted in any pond at any time. No swimming, boating or any types of floatation devices are permitted in any pond.



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Individual Lot Maintenance and Usage

1. Owners must keep yards and flower beds neatly manicured and free of debris and weeds. Foundation landscape must be maintained to the edge of the street. Sod should be mowed regularly, as well as trimmed and edged around beds, driveways, sidewalks, and exterior of house. Flower beds should be maintained to have a fresh appearance. Trees and shrubs should be kept trimmed. If your property resides on a lake you are responsible for maintaining the lawn to the water's edge.
2. Mailboxes must adhere to original design and condition including the tree emblem and approved house numbers. House numbers should be installed on both sides of mailbox. Replacement information is available from the management company.
3. Exterior of home including driveway, sidewalks, walls, roof, eaves, soffits and gutters should be pressure cleaned on an as-needed basis to be clean of mildew and dirt stains.
4. Fences must be kept clean and in good working order.
5. All games or play structures (i.e., basketball hoops, swings, soccer goals, etc.) must be stored out of view when not in use. No permanent basketball hoops are allowed.
6. Fuel tanks or similar storage receptacles may not be stored in a location visible from street or the surrounding neighbors.
7. Trash, yard waste, and recycling bins should not be placed on the curb any earlier than 5 p.m. the evening before scheduled pick up.
8. Trash cans and recycling bins should be removed from driveway the same night as pick up and stored out of sight.
9. Water hoses should be rolled up neatly and placed out of sight in mulch bed or in a container when not in use.
10. No excessive debris shall be stored in a visible location on the homeowner's property.
11. No exterior modification to a home shall begin unless approved by the **Architectural Review Committee** (ARC) and approved paper work is on file. If any exterior modification is started without receiving approval from the Architecture Review Committee, homeowner is subject to fines up to \$1,000.
12. Open Houses shall take place only on the first and third weekend of each month (designated by the first and third Saturday of the month).



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13. All “FOR SALE” signs shall conform to East Hampton architectural standards.

14. Commercial signs are not allowed to be placed on lot except *temporary* pest control and/or yard treatment signs. Please inform your vendors that they are not permitted to place a sign in the lawn while work is in progress. Political signs are permitted 30 days prior to an election and must be removed the day after election.

15. NO OVERNIGHT PARKING OF THE FOLLOWING: trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pickup trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight. Also prohibited: boats, motorcycles, water equipment, bicycles, sails, canoes or rafts stored on or attached to parked cars unless parked in a garage, and vehicles with raised or lowered suspension that emit excessive noise, fluids or smoke. No non-operational, unlicensed vehicles or those with expired license may be parked for repair or restoration. Vehicles in violation will be towed at the owner’s expense.

16. PODs or similar storage units are allowed for one week only.

17. Residents must keep their pets on a leash when going for walks and clean up after them. This is not only an Association rule, but city ordinance.

18. Continued non-compliance to any of these rules is subject to fines up to \$1,000.



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Procedures for Non Compliance

Property Management will identify non-compliance; document first observance with photographs if possible; and, generate a first letter of non-compliance to be mailed USPS. If there is no response to the first letter, or if no compliance is observed, a second letter of non-compliance shall be sent to the homeowner via USPS.

If there is no response to the second letter, or if there is no attempt to comply observed within the timeframe given in the notice, the property manager shall: inform the homeowner the matter has been referred to the Rules and Compliance Committee, advising the homeowner of the date and time of the next hearing.

If, in the opinion of property management, a parcel is in such a gross or negligent condition as to threaten the safety of any person or be of such a nuisance as to be a detriment to an adjacent parcel, the procedures shall be accelerated. Under such circumstances, the requirement of a first and second notice are waived, but a fourteen (14) day notice of hearing remains.

Acceleration under this paragraph shall proceed as follows:

The homeowner of the parcel of the severe nature of non-compliance with the Covenants that the severe nature demands immediate correction; The Rules and Compliance Committee have the authority to charge a fine for non-compliance of the Declaration of Covenants, Bylaws or the Rules & Regulations of the Community. This fine can be up to \$100 per day up to a \$1,000.00 aggregate per violation.



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Pool and Amenity Rules

The following rules apply to the use of the East Hampton (EH) pool and amenities. EH residents and their guests are asked to abide by these rules for the safety and enjoyment of everyone who uses the pool and amenities

1. Pool hours are 9 a.m. - 9 p.m. daily.
2. No lifeguard is on duty - swim at your own risk!
3. No running or horseplay is permitted.
4. Vulgar, loud or abusive language is prohibited.
5. No diving is allowed.
6. No food or drinks are allowed on the pool deck or in the pool.
7. No glassware on the pool deck or in the pool.
8. No animals are allowed in the pool area except service animals.
9. Shower before entering the pool.
10. Smoking is not permitted in the pool area.
11. The amenities (pool, basketball court, tennis courts, soccer field) are for residents and their accompanied guests only; only **four (4)** guests per household. Pool parties are not permitted. Soccer field play must be reserved through the Management and approved by the Board of Directors. Please allow a minimum of 15 days for reservation approvals.
12. Children under 12 years of age must be accompanied by an adult.
13. Do not open the gate for anyone - if the person is an East Hampton resident, he/she will have an access card.
14. Always bring your card with you to open the gate and as proof of residency
15. Lost or stolen cards can be replaced by Marsh Landing Management Company for \$10.00

**THE GATES AROUND THE POOL MUST BE KEPT CLOSED AND LOCKED AT ALL TIMES
FOR THE SAFETY AND SECURITY OF EVERYONE.**

THESE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED.

In the case of any inconsistencies between the terms of the Declaration of Covenants, Conditions and Restrictions of East Hampton and these rules and regulations, the terms of the more restrictive provisions shall control, unless such terms of these rules and regulations are prohibited by the Declaration of Homeowners Association and, in that event, the terms of the Declaration of Homeowners Association shall control.