

CLEAR HILLS CONDOMINIUM HOA

RULES & REGULATIONS 2023

Approved: April 12, 2023

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Introduction

A central goal of the Clear Hills Condominium Homeowners Association is to maintain the beauty and harmonious appearance of the homes and grounds of the association. It is expected that this goal will help foster healthy property values and allow all residents to enjoy their lives here in Clear Hills to the fullest extent possible. Toward that end, the Clear Hills Rules and Regulations provide rules to residents regarding activities that impact the appearance and livability of the area. —

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Pool

ALL PERSONS SWIM AT THEIR OWN RISK. THERE IS NO LIFEGUARD ON DUTY.

Pool is open all hours to homeowners with the caveat that they do not disturb other homeowners.

Pool is open to guests from 10:00 a.m. to 10:00 p.m.

Music (with discretion) is allowed at our pool.

Guests, other than immediate family members (children, grandchildren) must be accompanied by the unit owner.

Immediate family members 14 years and younger must be accompanied by an adult.

For groups of 8 or more homeowners must obtain a reservation a minimum of 72 hours in advance from a member of the Pool Committee.

Reservations require a minimum of 8.

The pool can be reserved for a maximum of 3 hours.

Homeowners must ensure that the pool area and furniture are clean and orderly. Use plastic containers. No glass or bottles are allowed in the pool area. Cover pool furniture with towels, sunscreens damage furniture.

Upon leaving the pool area:

Return furniture to the original location.

Return pool floats, toys, and other articles to the women's bathroom.

Lock the bathrooms before leaving.

Lock the gate if you're the last person at the pool

The Board suggests homeowners wait to sign any contracts for requested projects until they have received written board approval.

Architectural

The Board of Directors determined that an Architectural Review Committee (ARC) and a Landscape Committee (LC) should be created and that the applicable policies and rules should be adopted and included in this rules section. The mandate of these committees is to oversee modification to member homes and common property to ensure modifications are consistent with rules and to preserve and enhance property values and appearance of the Clear Hills community. While these committees have authority to review and recommend approval of requests, the Board has ultimate responsibility for decisions.

Changes To Exterior

Board approval is required **prior** to any changes made to the exterior appearance of a unit or limited common area structure. Homeowners must submit an ARC Form to the committee prior to the start of a project. The ARC will submit its recommendation to the Board at the upcoming Board meeting, barring any unforeseen circumstances. Homeowners are expected to comply with all state, county and local laws.

Fencing & Screens

Fences must conform to the Clear Hills fence specifications (see [Clear Hills Fence Specifications](#)). Fences must be painted the body color of the home. Height to be no more than 72" (6'). Fences and screens, as with all exterior changes, must be approved as above.

Roofing

Board approval is required **prior** to any changes made to the roof. Roofing material can only be composition shingles. Composition roofing material to be equal to CertainTeed Presidential standard. ARC Form to be submitted to the committee along with a roofing sample. The committee will submit its recommendation to the Board. ¹

Garage doors must be painted the same color as the body of the house.

¹ Rev. 2025

Landscape & Irrigation

The general common areas and all the irrigation systems in both general and limited common areas, including the underground pipe associated with the irrigation systems, are the responsibility of the Association. Homeowners who wish to change their landscape or existing irrigation system must pay for the changes they make. The Board must approve the changes.

Landscape

Board approval is required **prior** to landscape changes made to the exterior of a unit or limited common areas that will be visible to other homeowners.

Homeowners must first submit an LC Form to the committee. The committee will submit its recommendation to the Board at the upcoming Board meeting, barring any unforeseen circumstances.

Irrigation

Board approval is required **prior** to making irrigation changes. Homeowners must first submit an LC Form to the committee. The committee will submit its recommendation to the Board at the upcoming Board meeting, barring any unforeseen circumstances.

Outdoor Lighting

Changes to outdoor lighting in limited common areas or to the exterior of units must be approved by the Board **prior** to the start of the project. For limited common areas, homeowners must first submit an LC Form to the committee. For the exterior of units, homeowners must first submit an ARC Form to that committee. The committees will submit their recommendations to the Board at the upcoming Board meeting, barring any unforeseen circumstances.

NOTE: *Front post lamps and mailboxes are Clear Hills general common property and may not be changed.*

General Construction

Debris dumpsters/trailers may be parked on the street in front of the owners' home (not blocking mailboxes) or on the owners' driveway. -

Contractors must keep construction areas clean of debris and leave the job site in an orderly fashion every day.

Portable toilets must be placed in the driveway or least conspicuous location possible; preference is out of sight of the street. Toilets may not be placed in the street.

Construction days and hours must conform to city and county laws.

Roadways must be kept open for homeowner vehicles, emergency vehicles, postal service and other delivery vehicles.

Construction related vehicles must be parked in a manner that complies with the above requirement and ensures the safety of pedestrians.

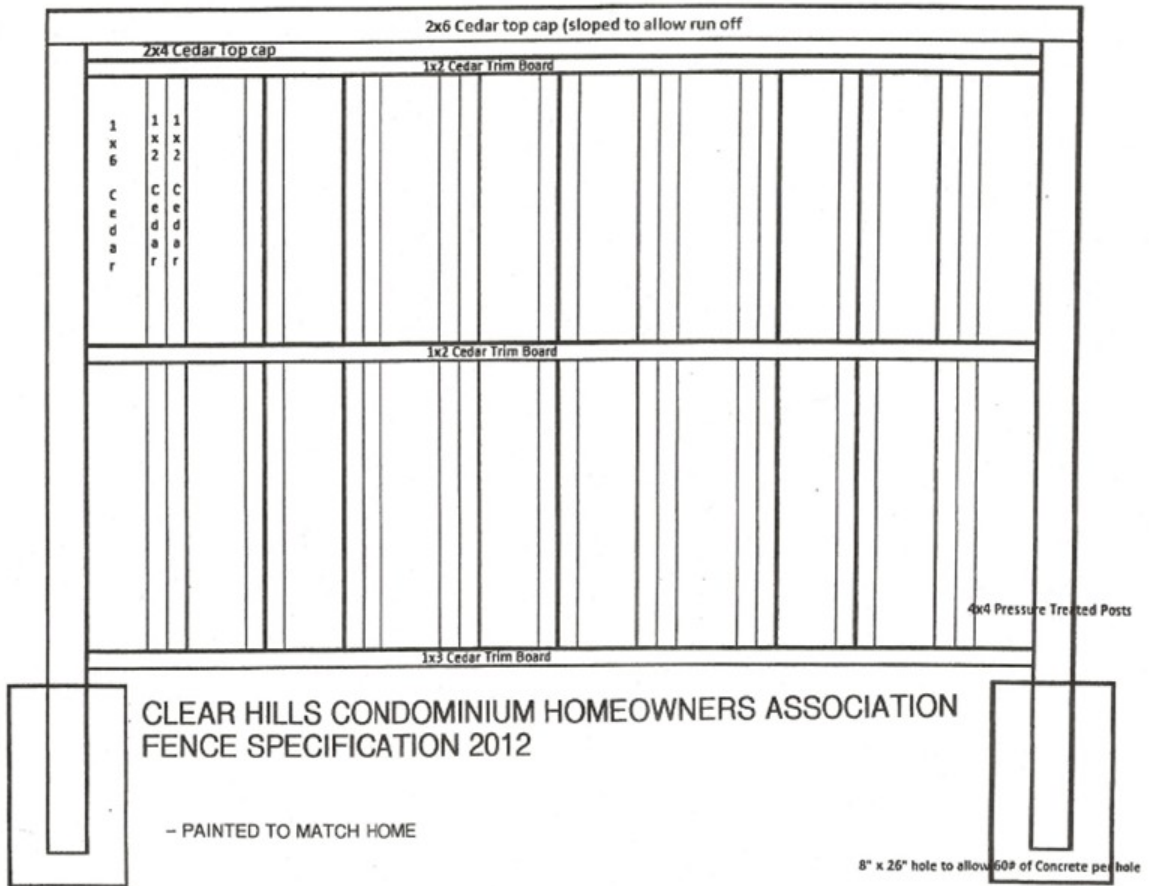
Garage & Estate Sales

Sales of any kind are not allowed in Clear Hills due to the size of our community and issues of ingress/egress. Please contact a member of the Board for alternatives or other options.

Parking

Garage doors should normally be kept closed when not in use and owners' cars garaged at night. RV parking is allowed for loading and unloading purposes only for a maximum of 48 hours. House sitters and other custodians may park in the driveway as needed.

NOTE: 1/4" space on all sides of the 1x2
2x6" top cap to be installed flat.



Appendix

Clear Hills Fence Specifications

NOTE: ¼" space on all sides of the vertical 1x2's

