



**Cornerstone Park Single Family Attached  
Residences (Cottages) Association, Inc.**

# **Rules & Regulations Guidelines**

**Date: March 2019**

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## **1.0 Introduction**

### **1.1 Applicability**

This guide to Rules and Regulations (“Guide”) is adopted pursuant to the governing documents as defined in the Declaration of Covenants, Conditions and Restrictions for Cornerstone Park Single Family Attached Residences (Cottages). These documents provide for the establishment of reasonable Rules and Regulations concerning the use of individual Lots and Community Association Property. Any violation of such rules shall be punishable by fines and/or suspension of voting rights. While these Rules and Regulations are for the greater good of the Cottage Home community, be aware you may be subject to additional Rules and Regulations, such as Cornerstone Park Master Rules and Regulations and Covenants.

### **1.2 Purpose**

This Guide is not intended to replace the Declaration, but to provide guidance to Owners and Residents residing in the Cottage Home Community. Additionally, this Guide, together with the Architectural Review Guidelines, sets forth various restrictions on other matters relating to community standards and the overall appearance of property in the community. Whenever there exists a conflict among the Governing Documents of the Cottage Homeowners Association (HOA), the Declaration shall control.

## **2.0 General Rules and Regulations**

### **2.1 Play Equipment**

Permanently mounted basketball goals are not permitted. Portable goals are permitted, but must be kept in good repair and must not impede the right of way of any adjacent Lots or streets within the Community.

No other types of play structures are permitted, including, but not limited to tree houses, forts, “jungle gyms,” and other similar structures.

### **2.2 Fuel Tanks, Barbecue Grills, Outside Storage**

Storage of any materials (such as, but not limited to, children's toys, landscaping material and lumber) outside of enclosed structures is not permitted. Barbecue grills must not be visible from the street.

### **2.3 Pets, Pet Houses**

Dog pens and dog houses are not permitted on any Lot. It is required that Owners maintain control of pets at all times. Pets must be on a leash or restrained in the rear yard by use of invisible fencing. Animal nuisance of any kind will not be tolerated, including noise and improper waste disposal. Animal waste will immediately be collected by the Owner and disposed of properly.

### **2.4 Garage Sales, Garage Sale Signs, Items for Sale - refer to Section 2.9 of the ARC Guidelines**

### **2.5 Garbage Containers, Recycle Containers, Garbage, Woodpiles - refer to Section 2.10 of the ARC Guidelines**

## **2.6 Gardens**

- Flower gardens are permitted as long as kept weeded and are not a nuisance to neighbors.
- Vegetable gardens require Cottage Board approval.
- Decorative stone or mulch requires Cottage Board approval.

## **2.7 Grading, Drainage, Dirt**

The grading and drainage swales in place at the time of closing are in place to support warranties existing at the time of closing and to prevent any run-off or drainage issues from your property on to any neighboring Lots. No obstructions or debris shall be placed in catch basins or drainage areas.

No Owner shall install any landscaping; place any fill or do anything to adversely affect any contiguous Lot.

Any Owner or resident who changes the existing grading or drainage shall be liable for all costs and expenses of repairing such changes and any costs, liabilities, damages or causes of action arising out of such changes.

All dirt, excavated or brought in, should have a specific plan for storage in the rear area of each Lot. At no time shall dirt be stored on any Community Association Property.

Prior to any digging or excavation in any Lot, it is required that "No Cuts" be contacted at 1-800-632-4949.

## **2.8 Home Based Business - *Refer to Article X, Section 2 of the Cottage Covenants and Article IX, Sec. 13 of the Master Covenants***

## **2.9 Mailboxes**

Nothing is permitted to be posted to the Mail Box Kiosks.

## **2.10 Outdoor Furniture, Fire Pits**

No furniture shall be used, stored or kept on the exterior of any residence except on patio and porches. **Fire pits/burning devices shall not be a nuisance or danger to adjacent Lots.** Furniture shall be limited to such types as designated for outdoor use.

## **2.11 Parking, Recreational Vehicles, Campers, Boats, Trailers (Refer to ARC Guidelines 2.13)**

## **2.12 Portable On Demand Storage (PODS)**

PODS are permitted in the driveway for up to two weeks (14 days) with approval from the Cottage Board prior to placement.

### **2.13 Rain Barrels**

Only two (2) rain barrels are permitted per Lot and must meet the following requirements:

- Black, dark green, brown, or terra cotta in color and made of plastic or wood. (No metal containers allowed).
- Rain barrels must be securely covered with a lid to prevent children, animals, insects, etc. from access.
- Placed or installed at the rear of the dwelling.
- Maximum of 80 gallons in size.

### **2.14 Tenants**

All tenants must comply with the Rules and Regulations and Declaration of the Association, and should be properly informed of these responsibilities by the Owner. Owners shall furnish the Management Company with a copy of any lease; and must supply tenant with the governing documents of Cornerstone Park Single Family Attached Residences Association, Inc. **The Owner is responsible for any violations of their tenant(s). Leases shall be for a minimum of six (6) months and must contain the required language found in Article X, Section 9 of the Covenants.**

**2.15 Signs – refer to Article X, Section 4 of the Cottage Covenants.**

### **2.16 Window Air Conditioners, Fans**

Window air conditioner units and window fans are not permitted.

### **2.17 Window Boxes**

Window boxes are pre-approved provided:

- They are of a color and material complimentary to the residence exterior and shall be maintained in a neat and attractive manner.
- Dead and diseased plants and all weeds shall be promptly removed.
- Artificial plants are not permitted.

**2.18 Yard Maintenance – refer to Section 2.18 of the ARC Guidelines**