

OLDE TOWN SQUARE HOMEOWNERS ASSOCIATION, INC.

Published Rules and Regulations 2018

Our covenants define the most of the basic rules that we all must follow. Below is a reminder of the rules, some from the covenants, some voted into law by the members at our annual meetings, some determined by the Board of Directors. This summary is in addition to all other legal documents of the Association. Each owner and resident should carefully review the Declaration (Covenants and Amendments), Bylaws and Association Rules.

Outside structures, signs, renovations, landscaping, fences, etc., must be approved by the Board. This means any changes made to the exterior of your property must be submitted to and approved by the Board's Architectural Control / Beautification Committee for approval, prior to any work being done. No sign may be placed or any project started until after the Board has approved it.

Parking is permitted in driveways and approved areas, only. No vehicles are permitted to park on the roads or along the curbs as parking in these areas restrict the flow of traffic and impede fire or emergency operations. Remember all roads in our neighborhood are **private ... not public ... property.**

Parking in front of the mailbox area is prohibited. This area is designated for use by vehicles for mail pickup and delivery only. Vehicles parked in this area other than for the above function will be towed at the owner's expense.

Inoperative, stored, commercial, recreational or improperly licensed vehicles and/or campers or trailers are not allowed to remain on the property for any extended period. Please refer to Section 7 pages 14 and 15 of the Covenants for the guidelines. The Board has included commercial vehicles and improperly licensed vehicles to this ruling. In accordance with Article II, Section 2 and Article VI, Section 15 of the Declaration, commercial vehicles and improperly licensed vehicles are prohibited from being parked or stored at Olde Towne Square, except with Board approval or, in the case of service vehicles, during such time as is necessary to service a unit or the Common Property. For purposes hereof, a vehicle shall be considered **"inoperative"** if it does not have a current license tag or registration or is obviously inoperable. A vehicle shall be considered **"stored"** if it remains on any part of the property, including parking pads, for 14 consecutive days or longer without prior written Board permission. As of January 1, 2014, any prior Board permission is revoked and any resident or member must request current permission to have inoperable or stored vehicles parked on personal or common property, in accordance with Article II, Section 2 and Article VI, Section 15 of the Declaration.

For the purpose of this regulation, the term "commercial vehicle" includes, but is not limited to, the following:

- Panel trucks and panel vans
- Vans (excluding mini-vans)
- Buses; Trailers, Campers
- Taxis
- Hearses
- Vehicles with a cargo load capacity of one ton or more
- Vehicles with commercial writings, letterings or graphics on their exteriors
- Vehicles advertising businesses
- Vehicles that are used primarily for commercial purposes

Homeowner Information Forms are required to be completed and updated as deemed necessary by the Board. All residents, owning or leasing and all remote owners are required to complete, in its entirety, a Homeowner Information Form which includes vehicle information “which may require a copy of vehicle registration and a list of all persons residing in the unit”. This form is being required with reference to our By-Laws, as stated in Article VII, Section 8, which states that the Secretary of the Board shall keep **appropriate current** records of all association members and their addresses and all such other duties as may be required of him by the Board. In an effort to maintain an accurate and updated record of all residents and owner members of our association, the Board has decided to widen the scope of this duty to all items included on the form. The Board has decided that, as a mode of efficient operation, general notices and newsletters may be distributed via paper or electronic mailings. The information that is collected from this Homeowner Information Form will be used solely for association use and it is not the intent of the Board to distribute this information publicly.

All resident pet owners must pick up their pet’s droppings as they walk or exercise their pets and pets must be on a leash at all times. Any violation of this rule will result in a fine assessed to the unit.

All dogs are to be walked along the outer perimeter of Town Square Circle, along the tree line and not along sidewalks, individual properties, or central, natural and gazebo areas.

Seasonal lights and decorations are to be put up no more than 4 weeks prior to any holiday and taken down within 3 weeks after the same holiday.

Playground use will now have a timed daily usage from 9 a.m. to dusk or 9 p.m., whichever is earlier. Any notable abusive activity will result in restriction of use of the facility and fines for non-compliance. Any notable abuse, which results in damage or destruction to the playground or any community property, by any resident, resident children, or their guests, will be charged to the resident parent or resident host as fines plus repair costs.

Fines and legal action plus fees enforce violations of these rules and covenants. The Board currently assesses an initial \$50.00 fine and subsequent fines of \$25.00 per day. Fines may include interest, legal fees and court costs for continuing violations, until the violation is resolved to the satisfaction of the Board. Fines are levied at the Board’s discretion for violations of our By-Laws, Declarations, Covenants, Amendments and Published Rules and Regulations.

As of January 1, 2018, monthly maintenance assessments remain \$120.00. Fees are due on the 1st of each month and deemed late on the 2nd with a late fee of \$12.00 due, if not received by the close of business on the 10th. After 30 days late, a lien is automatically placed on the non-compliant property. A collection process will begin and may include interest, fines and legal action including legal fees and court costs. These monthly assessments cover numerous costs of maintaining our community as well as preserving our quality of life. As a reminder, automatic payments must be updated manually to the new amount. The website is: www.sharperimagemanagement.com

As of January 1, 2014, only 1 roof mounted satellite dish per household will be allowed. Exceptions may be made for households that have more than one satellite hookup that can verify the need for multiple dishes. The Board is implementing this rule in an effort to improve the look of the community.

Please feel free to contact the Board of Directors or our management company, Sharper Image Management Consultants, Inc, for any questions or concerns.

Sharper Image Management Consultants, Inc.

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