

**CEDAR COVE TOWNHOMES
RULES AND REGULATIONS
ADOPTED BY THE CEDAR COVE HOA
As of: JULY 11, 2017**

Cedar Cove HOA Board of Director's authority to establish Rules and Regulations is provided for in the **"Covenants and Restrictions of Cedar Cove Townhomes"** under **"Recitals", "C", number "10", item "c. Landscaping/Fences/Accessory Structures."**

"The Association, acting through its Board of Directors is hereby authorized to adapt reasonable rules and regulations regarding the construction of fences or accessory structures or the installation of landscaping."

Furthermore, authority for the HOA Board of Directors to adopt and publish rules and regulations governing the use and maintenance of the Common Facilities is provided in the **"Bylaws of the Cedar Cove Townhome Association, INC."** **"Article VII – Powers and Duties of the Board of Directors, Section 1: Powers."** The Board of Directors shall have the power to: **A.** Adopt and publish rules and regulations governing the use and maintenance of the Common Facilities in accordance with the Declaration."

RULES AND REGULATIONS:

1. **LANDSCAPING:** Owners may with prior approval from the HOA Board, landscape along the front sidewalk, side of the home, and the back mulch area as long as it has a border, is mulched or rocked, and does not interfere with mowing and/or sprinklers that water the owners and/or neighbors lawn. Tree rings with mulch are also allowed with prior approval. (See #11 "Please Note")
2. **SIDING/SHINGLES:** Owners may with prior approval from the HOA Board, replace the original siding and shingles with a higher quality and/or color in the color family to that originally installed. Both Owners of the two unit structure must agree.
3. **Shutters/Entry Doors:** Owners may with prior approval from the HOA Board, repaint shutters and/or front and back entry doors with a color complimentary to the siding.
4. **Privacy Fence:** Owners may with prior approval from the HOA Board, install three foot tall white vinyl privacy fences on the back of the home. It may extend from the "Party Wall" (but not attached to it) across the patio to the end side of their unit. The fence may not extend out into the yard beyond the end of the patio.
5. **Railings:** Owners may with prior approval from the HOA Board, install white railings on the front door stoop and/or steps.
6. **Storm Doors:** Owners may with prior approval from the HOA Board, install white storm doors to the front and back entry door.
7. **Basketball Hoops:** Owners may have "free standing" basketball hoops on the driveway or within approved landscaping. It may not be placed on the lawn.

8. **Deck Stairs:** Owners may with prior approval from the HOA Board, construct steps from the deck over the walkout basement entry or daylight window. The steps must be installed parallel to the back of the deck but may not extend out beyond the deck more than three feet. The area under the stairs must be mulched/rocked with border. Stairs must comply with Municipal Building Codes.
9. **Flag Poles:** Owners may with approval install flag poles but must be placed within approved landscaping.
10. **Awnings/Pergolas:** Owners may install retractable awning or pergolas on the back of the townhome providing the owner has submitted to the HOA Board of Directors specifications showing the design and material of the pergola to be installed.
11. **Please note:**
 - A. The lawn, snow, and irrigation companies are not liable for any damage to additional landscaping or added structures. The base or post of the structures are to be placed within landscaping stone, mulch, concrete approved by the HOA Board.
 - B. The new landscaping or accessory structures are not to interfere with sprinklers and if it will, the Owner is responsible to pay for any changes needed.
 - C. The new landscaping or accessory structures must not change the grade and drainage of the lot.
12. **Recreational/Non-recreational Vehicles/Trailers:**
 - **Trailers are not allowed to be parked or stored upon any Townhome Lot/Driveway except to be temporarily parked for a time period not to exceed fourteen (14) days per year.** This includes work, commercial, utility (open bed or enclosed), boat trailers, and camping trailers/vehicles. Owners will be allowed 30 days from the date of this posting to find other storage for their vehicle/trailer. Noncompliance will result in warning letters from the Cedar Cove Board of Directors and/or attorney. Continued noncompliance after the warning could result in legal action by the Cedar Cove Townhomes HOA Board.