HANDBOOK REVISIONS

ATV Usage

Amend 9.08 (c) to state:

Except as otherwise expressly provided by the community Guidelines Handbook, no commercial vehicle, boat, trailer, camper, all-terrain vehicle, or recreational vehicle, shall be parked or operated on any roadway, parking area or unpaved area of the Condominium Property except as in (i)3 below. A commercial vehicle shall be defined as any vehicle, regardless of size or appearance, that is used primarily for any purpose other than for the personal transportation of a Resident for non-commercial purposes. Any vehicle with visible commercial markings shall be subject to a rebuttable presumption that it is used for primarily commercial purposes.

Keeping Garage Doors Closed

Amend 9.06 (ii) to state:

If a Unit contains a dented garage door, the garage door panel(s) must be replaced within a mutually agreed upon timeline at the Unit Owner's expense.

When the garage is unattended or not in use, garage doors shall be closed at all times. This will maintain an orderly and harmonious appearance in the community and will keep the Resident and Unit secure.

Landscape Lights

Amend 9.04 (c) (ii) to state:

Solar landscape lights are permitted. Residents may display up to six (6) solar lights and must be black in finish. Please refer to Section 9.12(f)(ii) for details on hardwired landscape lighting. The Association is not liable for any damage.

Document Inspection Policy – Clerical Error

Update Board of Directors

Move Responsibility Matrix to End of Handbook

Add Limestone Cap, Concrete, Fences, and Wooden Structure Cleaning to Matrix

Allow for Black or White Camera Color

Amend 9.04 (e) (ii) to state:

All cameras that are being installed must be white or black.

Add No smoking provision to pool area

Insert clause 9.19 (b) to state:

Smoking or vaping is prohibited anywhere within the pool area and within twenty-five (25) feet of the pool area while outside.

Add language on general littering and cigarette butts

Insert clause in 9.18 to state:

Littering within the community is prohibited and is subject to the Enforcement Assessment exception as outlined in Section 9.18 (g). Littering is defined as disposing of trash not in a trash receptacle and includes but is not limited to: food containers, cigarette butts, and other trash items.

Add language to permit dumpsters for unit remodeling for a temporary amount of time.

Amend 9.18 (f) to state:

If you are remodeling your Unit, all construction debris must be disposed of off-site. Unit Owners may also wish to rent an open-top dumpster to dispose of materials depending on the size and scope of the renovation. If a dumpster is rented for your remodel, the dumpster may not remain on Condominium Property for longer than forty-eight (48) hours. Prior authorization must be obtained from the Board or Management for longer than forty-eight (48) hours.

Building materials of any type are not to be deposited in the trash or bulk pickup areas. This includes but is not limited to drywall, toilets, carpet, appliances, wood, metal, and paint. The bulk pad is designed for "one-off" disposal of large items and if it is filled with construction debris, other Residents cannot utilize the area.

Depositing building materials or other debris not acceptable in the trash or bulk pickup areas will be considered illegal dumping and subject the person to criminal prosecution and City fines.

Move policy on faux plants from planting to personal décor and prohibit bird baths as décor.

Amend 9.04 (c) (viii) to state:

Residents may display up to two (2) outdoor figurines/décor aside from potted plants in the front of the Unit. Items must be intended for outdoor use only. Faux plants and bird baths are not permitted. Excessive décor will result in an enforcement assessment to correct the matter. At no time shall there be personal decorations in the mulch bed.

Amend 9.04 (a) (i) to state:

Residents are permitted to plant annuals outside their Unit without prior approval. All annuals must be removed by November 1st. If a Resident desires to plant perennials, an Architectural Review Request must be submitted to the Management Company for Board approval. Invasive species of plants are not permitted. Unit owners will be responsible for the maintenance of any perennial plants installed by the Resident of the Unit.