Saint Place Homeowners’ Association Rules and Regulations

March 10, 2021

# Architectural Improvements and Alterations

If you intend to make changes of any kind (including, but not limited to paint colors, structural changes, or landscaping) to the exterior of your home (this includes anything that can be seen from another lot or any common area), you must obtain the approval of the Architectural Control Committee, which is a part of the Homeowner Association’s Board of Directors.

A request for any proposed improvement must be submitted in writing with any plans, photographs, drawings, and

specifications, to the Architectural Control Committee, with a copy sent to the property management company no less than two weeks before commencement of the work. Work must commence no more than 90 days after approval, or the request must be resubmitted.

# Association Dues

Your association dues are due on the 1st of each month. These dues will be considered delinquent if not paid by the due date and are subject to late fees and interest if not paid within 15 days of the due date.

# Holiday Decorations

Holiday decorations are permitted without Architectural Control Committee review. However, decorations may not encroach on common areas and must be removed no more than ten days after the holiday the decorations celebrate.

# Garages

Garage doors can be used for entry and exit and therefore should only be open for very short periods of time and remain closed at all other times.

# Garbage Disposal

Garbage may be placed for disposal in cans, no earlier than the nightfall the day before a scheduled pickup. If cans are used, the owner should ensure that the tops are tightly secured. Empty cans should be put away as soon as possible on trash day, but in any case, no later than 7:00 PM. If bags are used, or other trash to be picked up (card board boxes, etc.) this can only be put out the day of trash pick-up.

# Parking

Parking within the property gates must be severely restricted to allow emergency vehicles to pass unobstructed. Owners and their guests may park on the common driveway for short periods, not to exceed one hour. When parking on the

common driveway area, please be sure that the vehicle is parked parallel and adjacent to your home and in front of your garage only. Please parallel park as close to your garage as possible, so as not to infringe on cars passing in the drive. No more than one car per residence may be parked on the common driveway at any one time. No parking will be allowed at any time along the driveway along the mailboxes. There shall be no overnight parking on the common driveway for any reason. Each homeowner is responsible for policing his/her visitors and tenants for compliance with these guidelines.

Exceptions to this rule exist only for 2912 and 2944, the two residences with driveways, as well as 2936, parking in front of which will in no way obstruct the flow of traffic. Owners and guests of 2912 and 2944 may have one car parked in their driveways for an extended period of time. Owners and guests of 2936 may have one car parked directly in front of the residence for an extended period of time.

# Pedestrian Gate

For security reasons, please close the pedestrian gate behind you, even if you are only going to be outside for a few minutes.

# Sprinkler System and Plumbing Repairs

Any needed repairs to the lawn sprinkler system or the plumbing lines located on your lot are an expense to the individual homeowner. As a general rule, if you are the only home experiencing a problem, then the problem is most likely in your service lines. If one or more of your neighbors are experiencing the same problem that is an indication that the problem is in the main lines, which would then need to be referred to the property management company for handling by the

Homeowners’ Association. Sprinkler system repairs can be handled by irrigation companies and most plumbers. If you need assistance finding someone to make these repairs, please contact the property management company. When there is a break in a sprinkler line, this will lead to higher water bills, which is an expense shared by all homeowners.

# Gates

The gates should not be forced to stay open, nor should they be opened and almost closed repeatedly in trying to keep them from closing. In the future, there will be a fine, and any damage done by a contractor or homeowner to the gates or operating system will be assessed to the homeowner. If the gates need to stay open for an extended period of time, please ask a Board member to assist.

# Fines

Any homeowner found in violation of any of these rules is subject to a fine. Failure to pay imposed fines will result in late fees, interest and eventually the Homeowners’ Association can place a lien on the property in question.

**Homeowners’ Association Board of Directors** Direct all questions and requests to the President President elected by Board after annual meeting