

HUNTER'S RIDGE TOWNHOMES ASSOCIATION, INC.

RESOLUTION 96-2  
(To Replace Resolution 93-1)

- Subject:** Regulation of Patios, Porches and Balconies
- Purpose:** The purpose of this resolution is to enforce provisions of the Condominium Declarations relating to Patios, Porches and Balconies.
- Authority:** Declaration of Covenants, Conditions and Restrictions of Hunter's Ridge Townhomes, Article X-7, 9 and 15.
- Rule:**
- 96-2.1. Each lot at all times shall be kept in a clean, sightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any Lot so that the same are visible from any neighboring Lot, the Common Area, or any street, except as necessary during the period of construction.
- 96-2.2. No items will be allowed to hang from Patios, Porches and Balconies with the exception of a wind sock in good condition, healthy live plants during the summer season and one bird feeder provided that it does not destroy the common area and the area is kept swept and clean.
- 96-2.3. Only acceptable patio style furniture shall be kept on the back Patios/Balconies. Individuals should keep in mind the restrictive size of the patios/balconies when purchasing patio furniture for these areas.
- 96-2.4. Front Porch/Balcony areas may have one outdoor style bench or chair and a receptacle for dairy deliveries.
- 96-2.5. Only ONE tightly lidded trash container is allowed and it must be kept on the back patio area (kitchen level). No trash bags are to be kept on any of the patios, porches and balconies.
- 96-2.6. One outdoor cooking apparatus may be maintained on a back patio or back balcony, provided that the apparatus is kept in a clean and sanitary fashion.
- 96-2.7. No more than two bicycles or a moped/motor scooter may be neatly and safely stored on the back patio or back balcony. Bicycles cannot be chained or locked to the building.
- 96-2.8. Wood piles may only be kept on a back patio (ground level) and should be no more than four (4) feet in height and width. Wood bins may be installed provided that they are no larger than four by four feet and are attractive and neat in appearance.
- 96-2.9. Toys and other items may not be left in any common area, including the common area immediately off of patios and front porches. Items left out can and will be considered debris and thrown out by the Association, if they are in the way of landscaping crews.

**Enforcement:** These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for the Hunter's Ridge Townhomes Association, Inc. as follows:

First Offense: The unit owner will be notified in writing of the rules violation and allowed fifteen (15) days to correct the violation.

Non-compliance to the request will result in a hearing and a fine of \$25.00 assessed to the account.

Repeated violations of the same rule will result in incremental fines of \$25.00 every ten (10) days the violation exists.

Any violation that accumulates \$100.00 in fines may be turned over to the Association's attorneys for legal action.

Petitions for special considerations to this resolution must be presented to the Board of Directors in person and in writing at a regularly scheduled Board meeting.

**Notice:** Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Hunter's Ridge Townhomes Association, Inc.

**Effective Date:** This resolution shall become effective the first day of May, 1996.

Adopted this 1 day of May, 1996, by the Board of Directors of the Hunter's Ridge Townhomes Association, Inc.

John L. Schwietor  
President of Hunter's Ridge Townhomes

**Attest:**

Betty May Heinrich