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## Rules and Regulations Summary

The Hunter's Ridge Townhomes Association is a covenant controlled community. The community has rules and regulations documented by the Declarations of the Association for better community living for all the residents of Hunter's Ridge. Please take the time to read through these rules and regulations to make sure you are within the guidelines and please feel free to call our property manager if you should have any questions regarding the rules and regulations.

The items list below summarize the information found in the Articles of Declaration, Bylaws, and Resolutions of Hunter's Ridge HOA. Please refer to these documents for a complete description of the rules and regulations listed here.

### 1. USE

The townhomes in Hunter's Ridge are for residential purposes only. No business or profession of any nature shall be conducted from a townhome in Hunter's Ridge.

### 2. PETS

Pets are allowed by the Association's documents. An individual owner may stipulate otherwise to a tenant. A reasonable number of domestic, household pets are allowed provided they are not kept for commercial purposes. Pets may not create a nuisance to any resident and must be kept on a leash when outside of the townhome at all times. Pets may not be left unattended by their owners when outside of the townhome. Pet owners are responsible for cleaning up after their pet and disposing of the waste in a proper trash receptacle. Pet owners will also be responsible for any damage done by their pets.

### 3. PATIOS/PORCHES/BALCONIES

All areas of the townhome must be kept in a neat and clean condition. No trash, litter, junk, boxes, etc. may be permitted to remain exposed upon any lot so that it is visible from any neighboring lot, the Common Area or any street.

### 4. DECOR

Wind socks and plants in good condition during the summer season may be kept out. Only patio-style furniture may be kept on the patios/porches/balconies.

### 5. TRASH

One tightly lidded trash container is allowed. No trash bag may be kept out. Trash containers may be kept on back patios/kitchen level only. Trash pickup is on Mondays and Thursdays. Trash may be set out no earlier than dark the day before trash pick-up. If a holiday lands on a Monday or a Thursday, trash pick up will be the following day.

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**6. BARBECUES**

Outdoor cooking apparatus is allowed, provided it is kept in a neat, clean and sanitary fashion.

**7. FIREWOOD**

Wood piles must be kept on back patios/ground level only and should be no more than four feet in width and height. Bins must be no larger than four by four feet and attractive in appearance.

**8. VEHICLE PARKING**

Trailers, campers, boats, trucks (larger than 3/4 ton), self-contained recreational vehicles and/or other types of recreational vehicles are not allowed onto the property except in a temporary expedience for loading, delivery or emergency.

**9. ABANDONED / INOPERABLE VEHICLES**

No abandoned or inoperable vehicles may be stored on the property. All vehicles must be in good running order and have current tags to be parked in Hunter's Ridge. Vehicles left for two weeks or longer without being moved will be considered abandoned.

**10. VEHICLE MAINTENANCE**

No maintenance of vehicles is allowed on the property.

Violations of the rules and regulations of Hunter's Ridge can result in fines being imposed to the owner of a townhome.

The Association may adopt other rules and regulations that apply to the residents at Hunter's Ridge. Owners are responsible for their tenants' actions and may be held liable for any costs incurred due to violations of the rules and regulations.

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