



RULES and REGULATIONS

These Rules and Regulations are written under the authority of the By- Laws of Tri-Cities Golf Villas Condominium Townhouse Corporation, Article IX, Section 3.

1. **Restrictions of Use** -- Units are to be used for single-family residences only.
2. **Nuisance** -- All laws, zoning ordinances, and regulations of governmental bodies having jurisdiction are to be observed.
3. **Guests** -- Owners and/or renters are responsible for the conduct of their guests, as well as any damage caused to the property by them.
4. **Uniformity** -- The outside appearance of all units is to be uniform. Requests for desired modifications are to be made, in writing, to the Board of Directors of the Homeowners' Association. The Board of Directors will call a meeting of the Architectural & Common Elements Committee, when such a committee exists, to review the request and make a recommendation to the Board of Directors. The Board of Directors will respond, in writing, to the requestor within sixty (60) days of the receipt of the request, stating approval with any conditions or disapproval with supporting reasons.
5. **Signs** -- No signs are to be placed on the common property with the exception of "For Sale" or "For Rent", one which may be placed only in the flowerbed in front of the unit and/or one on the unit's deck. The sign can be no larger than 24" X 18". No signs are to be placed at the entrance, along Feathers Chapel Road, or the golf course.
6. **Vehicles** -- Parking is permitted on paved areas only. Parking on the grass is strictly prohibited. Vehicles in violation may be towed at the owner's expense and any damage to the property will be repaired at the homeowner's expense. Resident and guest parking is limited to one vehicle in front of the unit without blocking the driveway. These vehicles must not be a hindrance to residents or emergency vehicles having access to their units. Absolutely no double or staggered parking is allowed on Eagle View Private Drive, or in front of units.

Boats, campers, utility trailers, commercial or recreational vehicles cannot be stored or parked in parking areas or in the street. Campers and/or recreational vehicles belonging to residents may be temporarily parked on the property for cleaning and/or trip preparation. Parking of such vehicles must not restrict the access of other residents to their units.

Driving and/or parking on the grass is not permitted. Anyone who drives and/or parks on the grass will be responsible for the cost to repair/replace the grass, shrubs, trees, water lines, etc.

The posted speed limit in the common areas is 15 MPH.

In order to prevent accidents, relieve traffic congestion, and to ensure clear visibility for residents entering the street from units 101 – 110, residents or guests must not park and leave vehicles unattended in the area designated for *Mailbox Pickup and Delivery Only*, or on either side of the street *in the sharp curve* located on Eagle View Private Drive. This rule will be strictly enforced and vehicles parked at these locations may be towed at the owner's expense.

Abandoned vehicles are strictly prohibited. Such vehicles left more than two (2) weeks will also be towed at the owner's expense.

7. **Exterior Appearance** -- Areas immediately outside of each unit (decks, garage entrances, carports, and front porches) are designated for the exclusive use of the individual owners, but they are maintained and governed by the association and *must* be kept neat and orderly to reduce clutter and help preserve the overall appearance of our community. Ladders, tools, building materials, or other items (other than a water hose rolled neatly on a reel designed for that purpose) *may not* be stored or left outside the unit. Exterior decorations are permitted, but must be kept to an acceptable minimum. If exterior decorations at any unit are deemed excessive, offensive, or distasteful, they must be promptly removed upon written notification from the Board of Directors. All exterior holiday decorations including special lighting, flags, or other items must be removed within (10) days following the event.

8. **Trash** -- Trash must be placed in sanitary container(s) provided by a trash service company and the container(s) must be removed from the pickup area on the same day as pickup service. On non-service days, containers must not be allowed to remain in the driving area which extends beyond the deck. Trash removed from the interior must be immediately placed in the proper container, must not be tossed from the deck, nor be allowed to remain lying on the ground.

9. **Pets** -- Outside pets and pet facilities are not permitted. When pets are outside, they must be with and under the control of their owner. Owners will assume all risks associated with the violation of any municipal leash-laws that may be in effect within the Bristol city-limits. Owners must clean up and properly dispose of all outdoor pet elimination.

Under no circumstances may an owner or resident possess more than (2) dogs of (25) lbs. or less each, or more than (1) dog in excess of (50) lbs.

Owners must ensure that pets are not a nuisance to adjacent residents due to excessive or loud barking. This will include the use of commercial anti-barking devices, if deemed necessary.

10. **Chemicals** -- Use of chemicals, of any kind, on the driveway areas is not permitted without prior approval of the Board of Directors.

11. **Outside Installations** -- Exterior television antennas, clotheslines, window-installed air conditioners, or outdoor fireplaces are not permitted. Satellite dishes are permitted under certain conditions. Since the FCC has enacted legislation *requiring* associations to allow satellite dishes when certain criteria is met, residents of units that have line-of-sight access to a signal from their unit's private deck area (currently units 101-130) may install the small version of a satellite dish *after* receiving instructions regarding the specific installation location from the Board of Directors. If a resident installs a dish without receiving these instructions, the dish may be moved at the owner's expense. If any exterior repairs are required following the removal of a dish, the owner will be responsible for payment of these charges.

12. **Porch Lights** – To maintain uniformity, only standard white light bulbs not exceeding 100 watts may be placed in exterior light fixtures. The use of any colored, LED, or any other type non-conforming light bulb is strictly prohibited.

13. **Deck Umbrellas** -- It is the resident's responsibility to ensure that all umbrellas on decks are sufficiently secured by a base or other suitable means to prevent ejection during periods of high winds. The association will not be responsible for damage to personal property, and any resident deemed to be at fault in any such resulting damage to the common elements will be assessed the cost of repairs.

14. **Window Treatments** -- The reverse side of all window treatments (shades, blinds, curtains, etc) which is visible from the exterior must be white or neutral in color.

15. **Violations and Penalties** -- Penalties for violation of these Rules and Regulations will be at the discretion of the Board of Directors in accordance with Article VI, Section 8 and/or Article IX, Section 5 of the Bylaws of Tri-Cities Golf Villas Condominium Townhouse Corporation.

Upon written notice of the Tri-Cities Golf Villas Board of Directors, an owner of a rental unit may be required to immediately begin eviction procedures of any tenant resident that has been cited for repeated or flagrant violations of these Rules and Regulations.

NOTE: These Rules and Regulations were originally recommended to the Board of Directors by the Rules and Regulations Committee on October 23, 2001 and last amended on June 1, 2017