

LONDON TOWNE HOMEOWNERS ASSOCIATION
RULES

The following rules have been adopted to help maximize enjoyment, maintain values, and assure continued safety for owners and guests. The rules are automatically a part of each lease (even if they are not attached), and each owner is responsible for making sure his/her tenants have a copy of the rules and follows them.

- 1) All lots shall be kept in a sanitary, healthful and attractive condition, and owner/occupants shall keep all weeds to a minimum and the grass cut. Owner shall install and maintain complete grass covering in all areas of the lot between the street and front of the foundation, including any side yards. Weeds cannot be 12" or higher. No litter such as appliances, furniture, or trash may be on any lot unless set out during designated heavy pick up times.
- 2) No animals other than dogs, cats or other usual and common household pets are allowed. No more than three (3) pets permitted per dwelling (limitation does not apply to hamsters, small birds, fish or constantly caged). No pets are permitted to roam free and all dogs and cats must be on a leash when outside the dwelling or back yard. Animal Control will be called for any loose pets. When walking your pet, pick up any feces left by your pet.
- 3) Parking Items: No mobile home, trailer, camper, boat or truck larger than a ¾ ton pickup, or non-running vehicle shall be parked or stored on any public street, right of way or in driveways. All storage of such vehicles or items on a lot must be screened/out from public view. No vehicles with commercial advertising may be parked in the driveway of a lot. Exception: Owners *required* to drive company vehicles are allowed to park the company vehicle in the driveway. No vehicles may be parked to block or obstruct a driveway, sidewalk or sidewalk access area, mailbox or mailbox cluster.
- 4) No part of the property shall be used directly or indirectly for any business, commercial, manufacturing, storing, vending, or other non-residential purpose. All lots may only be used as residential property for the owner, his family, guests and single-family tenants.
- 5) All trash cans shall be set out and put up on the day of trash collection only. No trash cans shall be stored on a driveway and should be put in the garage, back yard, or behind a fence out of public view of each home.
- 6) No signs, advertisement, billboard or advertising structure of any kind shall be displayed to the public view on any portion of any lot, except one (1) sign on each lot of not more than five (5) square feet for the purpose of advertising for sale or lease. Student achievement signs may be put in the front yard close to the house, during school times (September to May), not all year long. As noted in the covenants, this *does not* apply to the developer and builders, who may display model home and marketing signs.
- 7) Decorations and lights for holidays may be put up no sooner than forty-five (45) days before the holiday and must be removed no later than fourteen (14) days after the holiday. Christmas lights may not be kept on the house year-round.

- 8) All storage units, barns, outbuildings, patio covers, lanais, fences, and/or other improvements must be approved by the Architectural Control Committee prior to any work being done.
- 9) No obnoxious or offensive activity may be conducted on any lot. No activity, that may become an annoyance, nuisance, interfere with enjoyment of any owner, increase the cost of insurance to owners, or degrade the property values shall be conducted.
- 10) No owners' security cameras shall be allowed to be pointed into a neighbor's yard, neighbor's window, or fenced area of another owner's property. The security camera must be viewing the owner's yard only or public areas.
- 11) The Architectural Control Committee must approve the exterior colors of any portion of the improvements of the home prior to any work being done.
- 12) Basketball goals: Permanent basketball goals are allowed but must be approved by the Architectural Control Committee before installation. Portable goals may be used, but they must be stored in an enclosed structure or screened from view at all times when not in use.

ENFORCEMENT, REMEDIES, AND FINES

The Rules shall be strictly enforced. If the rules are violated by the owners or his/her family, tenants, or guests, the owner will be responsible for corrective action, damages, and fines. Enforcement shall be first done with a written document, either mailed, hand delivered, or electronically sent to the Owner of record, outlining the violation and stating the time allowed for correction of the violation. If the violation is corrected within the specified time frame no further action will be required.

If the violation is not corrected within the specified time, a minimum fine in the amount of \$25.00 up to a maximum fine of \$100.00, will be levied against the Owner of the property. All subsequent violation letters shall be deemed a separate violation. Any owner who has been fined may appeal the fine and appear before the committee to ask that the fine be dropped and to explain the reasons why. In order to appeal the fine, the owner must request such appeal in writing within thirty (30) days of the mailing/emailing of the fine notice to the Owners.