

The Country Homeowners Association, Inc.

RULES AND REGULATIONS

1. **Purchase/Lease:** All Purchase or Lease applicants must submit a completed application prior to Purchase or Lease. Leases must be renewed on a yearly basis. A lease renewal must also be approved prior to a lease expiring by the Board to receive a new decal. Any open violations on a lease renewal will postpone the approval and issuing of a new decal until the violations are cured.
2. **Children-** Children under the age of 14 must be supervised by an adult outside of the patio area. (Revised July 16, 2018)
3. **Maintenance:** Unit owners are responsible for the exterior of their units. Any changes to the exterior of your unit to include but not limited to paint, awnings, shutters, fencing, windows must be approved by the Association.
4. **Temporary Structures and Garages:** No temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any parcel at any time.
5. **Recreational Vehicles:** Recreational vehicles are not permitted in the community to include but not limited to ATV's, Electric or gas-powered scooters, mopeds etc.
6. **Paint:** Porter Paints ([561 433-4292](tel:5614334292)) at the North East corner of Jog Road and 10th Avenue. The name of the paint is: Annapolis Grey for the stucco and New Mahogany for the wood. The paint is an "acri-shield" satin paint. Patio Frame is Rust-Oleum "Oil Rubbed Bronze"
7. **Alterations:** No alterations or remodeling of dwelling unit involving cutting or moving of partition walls may be done without permission from the committee of the Association.
8. **Signs:** No Signs of any kind shall be displayed to the public view on any parcel except an "open" sign while agent or owner is at residence
9. **Trees:** No tree or shrub, the trunk of which exceeds two (2) inches in diameter at one foot above natural grade shall be cut down or otherwise destroyed without the prior express written consent of the Association.
10. **Use of Three Feet Area Adjacent to Exterior Walls:** The 3 feet area extending out from the outside walls of a dwelling unit, not a part of the common area shall be used for planting shrubs, bushes and small trees. No fences, walls or other structures may be constructed, erected or placed on this area without written approval of the Association.
11. **Recreational Structures:** All Basketball backboard and any other stationary games and play structures shall be located inside the courtyard and not visible from the outside. No platform, dog house, playhouse or structure of a similar kind or nature shall be constructed or placed on the exterior of any building.
12. **Garbage and Trash Containers:** No Parcel shall be used for maintained as a dumping ground for rubbish, trash or their waste. All trash, garbage and other waste shall be kept in sanitary containers; The Garbage cans shall be of an approved size and type and shall be placed and kept in an area designated by the Association.

13. **Mailboxes:** No Mailbox or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any parcel unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the Association.

14. *** Satellite Dishes, Antennas & Aerials:** Article VII of the governing documents: No radio or television antenna installation or other wiring shall be made without the written consent of the Association. No antenna or aerial shall be erected or installed on the roof of exterior walls of any building. Any said antenna or aerial is liable to removal without notice and at the cost of the Dwelling Unit Owner for whoso benefits the installation was made. All Satellite dish installations must be approved by the Association prior to installations. Must submit an Architectural application. (Revised April 10, 2017)

15. **Animals:** No animals, livestock or poultry of any kind shall be raised bred or kept on any parcel except that dogs, cats or other household pets may be kept, provided they are not kept for bred or maintained for any commercial purpose. Pit Bull dogs are not allowed.

16. **Use of the Holly Lake:** No Boats powered by gasoline, diesel fuel or such other type of fuel shall be permitted on the Holly Lake, only miniature sailboats, rowboats, canoes or electrically powered boats may be used on the said lake. No Swimming or Fishing is allowed. (Revised July 16, 2018)

17. **Offensive Activities:** No activities shall be permitted that will be injurious, offensive or disturbing to the occupants of the adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust, toxic or nauseous waste material, odors, fires and explosive hazards or glare.

18. **Parking:** Each unit is assigned 2 parking spaces. All owners or lessees must have parking decals on their vehicles to park in an assigned spot. Guest spots are for guests only and owners are not permitted to park in any guest spot. Owners who park in guest spots are subject to towing at the owner's expense. All decals are provided by the management company and approved by the Board. Owners or guests are not permitted to park any recreational vehicles, commercial vehicles of any kind with the exception of emergency vehicles or handicap vehicles. Motorcycles are considered vehicles and must receive parking decals. If the motorcycle is a 3rd vehicle it must be kept on the patio and not parked in a guest spot or on any common property.

19. **Sub Leasing:** Sub-leasing of rooms and use of this unit for any purpose other than a single, residential unit is prohibited.

All Leases are subject to eviction process if found in violation of the rules and regulations of the community.

I have read and understood the Rules & Regulations of The Country and I will abide by the.

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Voted, approved & revised as of July 16, 2018