

RULES AND REGULATIONS

Cleveland Place HOA

Pursuant to the Declaration of Covenants and Bylaws of Cleveland Place HOA, (the "Association"), the Board of Directors (the "Board") has adopted the following Rules and Regulations to govern the use and enjoyment of the Cleveland Place Subdivision, (the "Premises/Project").

These Rules and Regulations are subject to change at the discretion of the Board.

I. PARKING:

- a.) No Owner or their guests, tenants, invitees and or licensees shall park in any "No Parking" zone, as delineated by signs within the subdivision, or shall park in such a manner as to interfere with any of the easements in the subdivision. Failing to adhere to these parking restrictions shall be a violation of the Declaration. Owners shall be responsible for any parking violations by their guests, tenants, invitees and/or licensees.
- b.) No boats, trailers, buses, motor homes, campers, snowmobiles, all-terrain vehicles, or other similar vehicles shall be parked or stored in or upon a Lot except within a garage and then only if such vehicle is owned by the Lot Owner.
- c.) No more than a total of two (2) motor vehicles shall be parked on any Lot outside a garage, and not more than two (2) such motor vehicles may be parked in a driveway or other paved area designed for parking purposes on a Lot.

II. LIGHTS:

- a.) No spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Lot, which in any manner will allow light to be reflected upon streets, or any other Lot, or any neighboring property.
- b.) Security lighting is subject to this provision and must be shielded and directed downward.

III. SIGNS/FLAGS

- a.) Signs: Two signs per lot are permitted, regardless of content. This includes "For Sale" or "For Rent," Association provided job-site address sign, "Open House" or "No Trespassing" signs permitted pursuant to the Design Guidelines as well as any political sign. The maximum dimensions are a sign of twenty-four (24") by thirty-six (36") above grade. Signs may only be placed on the ground on a lot or in a window of the residence on a lot and shall not be located on any other structure, fence, landscape feature, post, pole, or other improvement. Signs bearing commercial messages are prohibited. Signs shall not be illuminated.
- b.) Flags: One flag per lot is permitted, regardless of the content. Flags shall not exceed three (3') feet by five (5') feet. Flags may be hung on structures mounted to a residence provided they do not extend farther than five (5') from the residence or located in the window of a residence. Flags bearing commercial message are prohibited.

IV. ANIMALS:

- a.) No animals, including horses or other domestic farm animals, fowl or reptiles of any kind may be kept, bred, or maintained on any Lot.
- b.) No Owner shall keep more than a total of three (3) domestic pets on any Lot and no Owner shall keep more than two (2) dogs on any lot.
- c.) No animals shall be kept, bred, or raised within the Subdivision for commercial purposes. In no event shall any domestic pet (defined as a cat or dog and excluding all other animals) be allowed to depart from its Owners' Lot without a leash.
- d.) Dogs shall be always kept under the control of the Owner and may not run free or cause a nuisance in the Subdivision.

- e.) Dogs shall not be allowed to bark continuously which shall be defined as barking for an uninterrupted 15-minute period.
- f.) All Owners shall keep animals reasonably clean, and lots shall be kept free of refuse and animal waste.
- g.) All Owners are responsible for picking up pet waste immediately regardless of the location.

V. NUISANCE:

- a.) No Owner shall permit or suffer anything to be done or kept about or within the Owners' Lot, or on or about the Subdivision, which will obstruct or interfere with the rights of other Owners, occupants, or Persons, or annoy them by the unreasonable noises or otherwise, nor will such Owner commit or permit any nuisance or commit or suffer any illegal act to be committed therein.
- b.) Each Owner shall comply with the Association Rules, the requirements of all health authorities, the Town and other governmental authorities having jurisdiction over the Subdivision.

VI. FIRES:

- a.) Other than commercially manufactured barbeques or properly constructed barbeque pits or grills, and firepits in compliance with the Association Rules, no open fires shall be permitted on any Lot.
- b.) Each Lot within the Subdivision shall be prohibited from operating or installing an open-hearth solid fuel burning device or a woodburning stove or any such appliance not compliant with the requirements of EPA Class 3 rating.

VII. SWIMMING POOLS:

- a.) Swimming pools or tubs shall be sited in accordance with the Association Rules and guidelines set forth by Design Review Committee (DRC).

VIII. WEED CONTROL & FRONT YARD LANDSCAPING, MAINTENANCE & IRRIGATION SYSTEMS:

- a.) It shall be each Lot Owner's responsibility to control all weeds and thistle on such Owner's entire Lot. The irrigation system located on each Lot shall be maintained in operable condition by the Lot Owner. The Association shall retain a lawn and landscape contractor to mow, trim and generally maintain the front yards of all Lots on a weekly basis during the growing season. The Owner of each Lot shall reimburse the Association for the cost of any such service on such Owners' Lot. (Currently landscaping is included in the HOA assessments paid by each Owner).
- b.) Installation of xeriscape, nonvegetative grass or any drought resistant landscaping in the front yard of any lot must be approved by the DRC.

IX. REAR YARD & SIDE YARD LANDSCAPING AND FENCING:

- a.) The Rear Yard must be privately fenced in a manner that is acceptable to the DRC.
- b.) All landscaping installed in the rear or side yard of a Lot shall be properly cared for and maintained by the Lot Owner.

X. OCCUPANCY LIMITS:

- a.) Occupancy of any residential building located upon a Lot shall not exceed a total of two (2) persons per bedroom. For example, the maximum number of people who may occupy a 2-bedroom residential building shall be four (4) and the maximum number of persons who may occupy a 3-bedroom residential building shall be six (6).

XI. **DESIGN REVIEW COMMITTEE:**

- a.) All improvements to the exterior of each unit must be approved by the DRC. This includes but is not limited to: Painting of houses, trim, porches and fences, changes to railings, siding, awnings, pagodas, sunshades, windows, planting of trees or any other improvement.
- b.) Homeowners must get DRC approval for the installation of any solar panels or other renewable energy generation devices.

XII. **TRASH:**

- a.) No rubbish, garbage, trash, or other waste material shall be kept, or permitted on any Lot to be visible from another Lot.
- b.) No incinerators shall be kept, maintained, or used on any Lot.
- c.) No refuse pile or unsightly objects shall be allowed to be placed, accumulated, or suffered to remain anywhere on a Lot.
- d.) Trash and recycling receptacles shall be placed at the curb between 6:00 am and 8:00 pm on the day of collection. Do not put the containers at the curb outside of this time range as this will result in fines imposed for violating a Town of Carbondale ordinance. Please follow the link below for more information on the Town of Carbondale Ordinance No. 6 Series 2019.
 - <https://www.carbondalegov.org/DOC190.pdf>