

## RULES AND REGULATIONS ARBOR TRAILS HOMEOWNERS ASSOCIATION

The following Rules and Regulations apply to the use of the premises, including Glen Arbor Park and Lakewood Park. We strongly suggest all homeowners AND RENTERS have a copy of these rules to avoid any violations. (These do not include all the rules; please see your HOA documents for a more inclusive list)

- Occupants will not conduct any business or other commercial activity upon the premises.
- Occupants shall park motor vehicles in the spaces designated. All visitor parking is located on Lakewood Park. No vehicle shall be parked in such a manner as to deny or prevent ready access to another owner's/tenant's parking space. Any car not parked in the correct assigned parking space may be towed away at the offending vehicle owner's expense. **NOTE: The visitor parking lot is not intended for storage of vehicles. It is intended for visitors for a limited amount of time.**
- No vehicle which cannot operate on its own power shall remain in the common area. No repair of vehicles shall be made in the parking area. The occupant is obligated to prevent his motor vehicle from discharging any gasoline, oil or other fluids in the parking areas.
- No walkways, entrances, ramps or right of way shall be obstructed or used for any other purpose than ingress or egress from a unit. Specifically, these areas are to be kept free of bicycles, toys or any other items that are not a permanent fixture on the grounds. This includes the blue recycle bins except on recycle day (Monday).
- Occupants shall dispose of all garbage and refuse in a receptacle with a lid in the allocated garbage areas. The fenced in garbage can area shall be kept clean and free of litter and garbage at all times by the respective occupants. If your garbage can is full and you need to put out a securely tied plastic bag it can only be put out on collection day. Recycling bins must be visible to drivers on Mondays (outside fenced garbage space.)
- Garbage is picked up on Monday and Thursday. Recycling is picked up on Monday. Any foliage must be put at entrances to street on Tuesdays for pick up on Wednesday.
- Occupants shall avoid disturbing their neighbors in any manner. Extreme care is to be used to minimize noises of musical instruments, radios, TVs, amplifiers, or any other item that emits noise. Such noise may be deemed a nuisance by the Board of Directors.
- The speed limit in parking areas is 5 miles per hour.
- Occupants must have appropriate window coverings such as blinds, shades, curtains or draperies in the respective units within two weeks of occupancy (sheets, towels, bedspreads and such are inappropriate). Clothes line on outside of unit is not permitted. Only white light bulbs are to be used on the lamp post and on exterior porch lights.
- All recreational vehicles, trucks, campers, boats and boat trailers are not authorized to be parked on Arbor Trails property. The Board of Directors **may** designate a parking area or grant written permission to do so.
- No two-bedroom Unit shall be permanently occupied by more than four individuals; no three bedroom unit shall be permanently occupied by more than six individuals.
- Front yards can be individually "landscaped", but only within guidelines of accepted practice for a community such as ours. Major shrubs and plantings may not be removed without Board approval.