

Essex Square Homeowners Association

HOUSE RULES

The following House Rules have been developed to ensure harmonious living within Essex Square Homeowners Association. All present and future owners, tenants and occupants of any home within Essex Square are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declarations, Bylaws and these House Rules.

RESIDENCE AND USE RESTRICTIONS

All residences shall be used exclusively for single family residential purposes except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage, provided that there exists no external evidence thereof.

A unit owner may lease their unit, but such lease arrangement must be in writing, must be for a term of more than sixty (60) days, must comply with the terms of the Association governing documents, must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease, and must be approved by the Board of Directors.

The Association may hold annual community-wide garage sales. Any other garage sales are prohibited without prior written approval of the Board of Directors. (Obtain approval by submitting written request through the management office).

PARKING AND RECREATIONAL VEHICLE LOT

All resident vehicles shall be kept, placed, stored, and maintained within the unit garage or driveway.

No trailers, mobile homes, truck campers, detached camper units, boats, snow machines, commercial vehicles shall be kept, placed, stored or maintained any where within the community except within a unit garage. A 24-hour loading/unloading period is acceptable (written approval may be awarded for a longer period of time upon a written request).

No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained any where within the community except within a unit garage.

At no time will vehicles be parked on lawns, private or common. Residents and their visitors will take care when driving through the neighborhood to avoid cutting corners or backing into grass areas.

NUISANCES

No noxious or offensive activities shall be carried on, or in, any dwelling or Lot or any part of the Property, nor shall anything be done thereof which may be or may become an annoyance or nuisance, or which may in any way interfere with the quiet enjoyment of the Properties or any contiguous area(s).

The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner.

Motorcycles, loud vehicles, vehicle music should be maintained to a minimum while entering or exiting community.

Basketball hoops/stands are not permitted anywhere within the Association.

PETS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any unit, except domestic dogs, cats, or other normal household pets, provided that they are not kept, bred, or maintained for commercial purposes.

Dogs AND cats shall be restrained at all times to prevent them from becoming a nuisance. Restrained shall be defined as on a leash, held by a person capable of controlling the animal. At no time shall pets be allowed on or in common area unsupervised, unleashed, or tethered to buildings and/or landscaping.

Except as otherwise provided in writing by the Board of Directors, no more than two dogs, or one dog and one cat, or two cats, may be kept in any unit.

Pets shall be cleaned up after immediately. The Association will strictly enforce the Municipal "Leash Law" in regards to pet maintenance.

EXTERIOR

No exterior modifications, changes, additions, etc may be completed without prior review by the Board of Directors. This process takes a minimum of ten (10) days. Homeowners will be responsible for all costs incurred to correct any unapproved modification, change, addition, etc.

There shall be no exterior storage of any items, with the exception of neatly maintained trash cans, barbeques and/or patio furniture).

Trash, garbage, refuse, or other waste shall be disposed of through a designated container. No owner shall permit or cause any trash, garbage, refuse, or other waste to be disposed of on any portion of the Property. Trash should be set out no sooner than the evening before pick-up day, and trash containers shall be put away no later than the evening of pick-up day.

No signs of any kind shall be displayed to the public except one sign of not more than five (5) square feet advertising a unit for sale or rent. Yard signs are not permitted.

Decks shall be maintained in a clean and orderly fashion. No storage of any kind is allowed on decks, especially trash.

All holiday lights and décor shall be removed immediately following the holiday. White lights and colored lights during the Christmas season shall be permitted to hang up until the end of the City of Lights program which ends after the close of the Iditarod (after the last musher crosses the finish line).

Proper window coverings must be used (no blankets, sheets, flags, foil, etc).

Residents are responsible for the proper maintenance of their yards (mowing, fertilizing, watering, etc). Yard maintenance will be strictly monitored and enforced.

At no time should snow be pushed from individual driveways onto the street.

PREVENTATIVE & EMERGENCY

Any person authorized by the Board of Directors shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a unit or the common areas.

In cases of emergencies, no request or notice is required for entry and such right of entry shall be immediate, whether or not the unit owner is present at the time.

VIOLATIONS

The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time, and to impose reasonable fines for infractions of all rules and regulations.

On July 11, 2007, the Board of Directors adopted the following schedule of fines for violations: First violation notice is a reminder; second violation notice \$75.00; third violation notice \$150.00. If the violation continues, the Board of Directors may seek injunctive relief by legal action, the cost of which will be billed back to the unit owner involved.

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.

Adopted: January 12, 2011
Revised: May 13, 2013